DESIGN GUIDELINES FOR HISTORIC BEAUREGARD TOWN BATON ROUGE

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE

October 20, 2020

DRAFT

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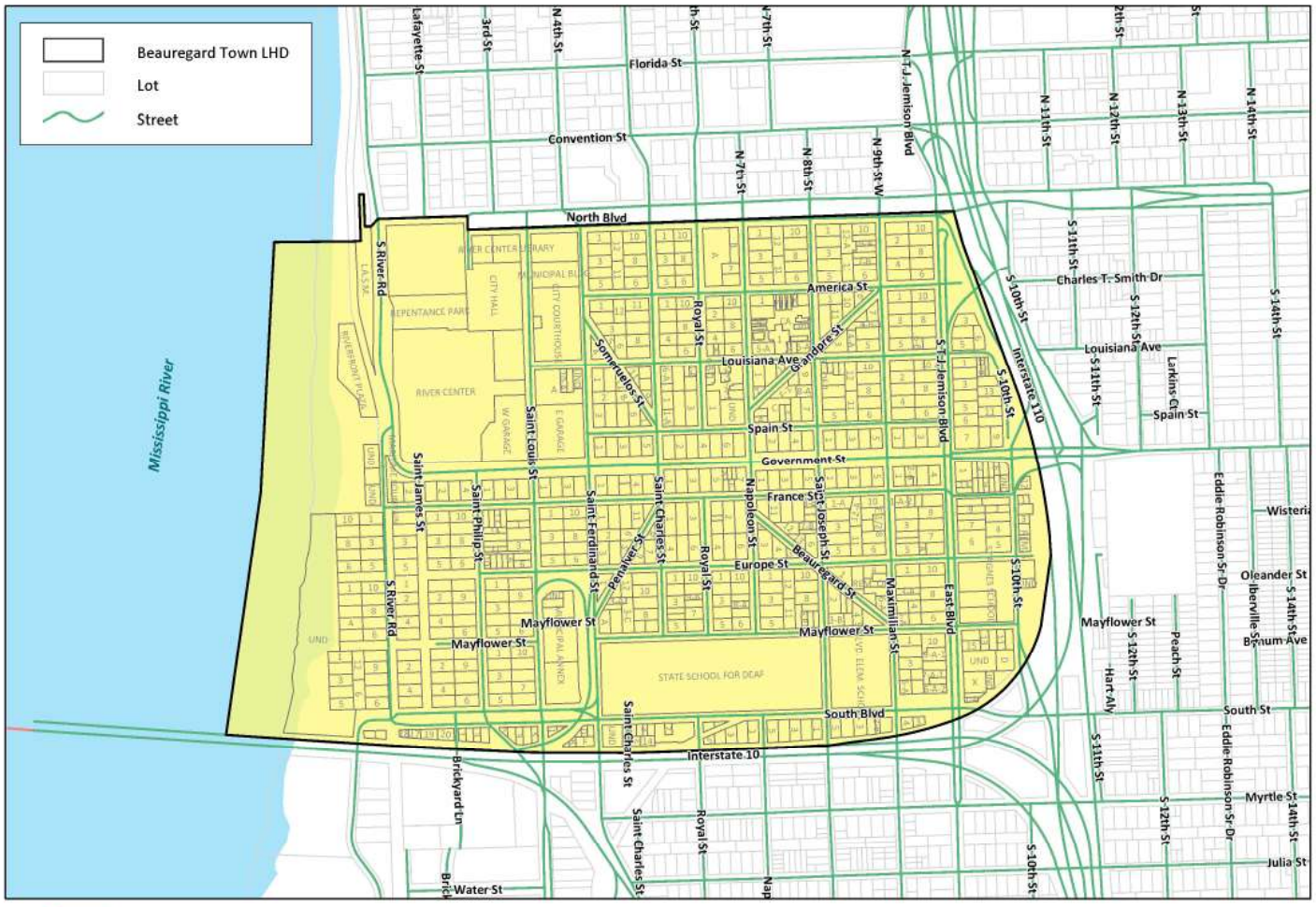

Proposed Beauregard Town Local Historic District

East Baton Rouge Parish

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE

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Feet

August 17, 2020

N W E S

INTRODUCTION

Beauregard Town was placed on the National Register of Historic Places in 1980 for its architectural and historical significance. It is one of the oldest neighborhoods in Baton Rouge, platted by Elias Beauregard in 1806, and has a high concentration of homes built in the late nineteenth and early twentieth century. Beauregard Town has an exceptional mix of homes, museums, government buildings, and commercial blocks, including a small warehouse district called Catfish Town, which houses a casino and links the neighborhood to the Mississippi River. Its ideal location in Downtown Baton Rouge provides efficient living to our citizens. The boundaries of this National District have been expanded four times in the last four decades, proving Beauregard Town is a place the community values.

In 2019, as a result of numerous demolitions and blighted properties, the Beauregard Town Civic Association formally expressed interest in becoming a local historic district (See section on National vs. Local Districts, p. 8). This would provide Beauregard Town additional protections through regulations and a review process that are outlined in the City/Parish Code of Ordinances Title 7 Unified Development Code (UDC), Chapter 3. See p. 65 for a web address to the UDC.

Using model legislation from the State Historic Preservation Office (SHPO), the City of Baton Rouge passed a local ordinance (#13045) in 2004, creating the Historic Preservation Commission (HPC), an extension of the Office of the Planning Commission, to establish procedures to protect historic resources. These historic resources include districts, sites, buildings, structures, objects, and works of art having special cultural or aesthetic value.

As part of the local historic preservation ordinance, a method for establishing boundaries for historic districts includes an updated structure survey and the creation of design guidelines for the HPC to use as reference when protecting historic resources. Due to limited staff and funding, The Office of the Planning Commission applied for and received much-needed grant funds through the SHPO to create this document and an updated structure survey. See p. 65 for a web address to the survey.

Working with historic preservation consultants Calhoun & Rolf Preservation, and with oversight from the SHPO, The Office of the Planning Commission created the following guidelines, which are in accordance with standards set by the National Park Service, United States Department of the Interior, the federal agency tasked with historic preservation.

These guidelines are to be used for rehabilitation projects, new construction, demolitions or any other work which requires a Certificate of Appropriateness (see p. 7) within the Beauregard Town Local Historic District. These guidelines should be used by property owners prior to initiating any design or work within the district. As always, the Office of the Planning Commission offers and encourages no cost, pre-application meetings with our staff. See p. 65 for contact information.

GOALS

To preserve the architectural fabric and integrity of Beauregard Town.

1. *Protect, enhance, and perpetuate resources that represent distinctive and significant elements of the city's historical, cultural, social, economic, political, archaeological, and architectural identity.*
2. *Insure the harmonious, orderly, and efficient growth and development of Beauregard Town.*
3. *Strengthen civic pride and cultural stability through neighborhood conservation.*
4. *Stabilize the economy of the neighborhood through the continued use, preservation, and revitalization of its resources.*
5. *Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.*
6. *Promote the use of resources for the education, pleasure and welfare of the people of the City of Baton Rouge-Parish of East Baton Rouge.*

HISTORIC PRESERVATION COMMISSION

The Baton Rouge City-Parish Historic Preservation Commission (HPC) is a seven-member body established in 2004 to protect Baton Rouge's historic resources. The HPC is given its regulatory powers through State legislation (La R.S. 25: 731-782) and City-Parish Ordinance.

As required by the State Historic Preservation Office (SHPO) to be eligible for the Certified Local Government program, the HPC serves as Baton Rouge's Historic District Commission. As a Certified Local Government, the City-Parish is also eligible for grant funds when made available by the State Historic Preservation Office.

Certificates of Appropriateness

A COA is required for any exterior change that is visible from a public street to any part of a private property within a locally designated historic district or landmark, unless the change is determined to be ordinary maintenance and repair.

There are two types of COAs:

Public hearing-those that require a building permit such as additions and new construction
Staff level- projects such as window replacements, deck additions or porch enclosures

It is important for residents and property owners to understand that any work done prior to receiving a COA results in additional fees and automatic public hearing. If you're uncertain whether the work requires a COA or not, call us! Contact information is at the end of this packet.

Demolitions

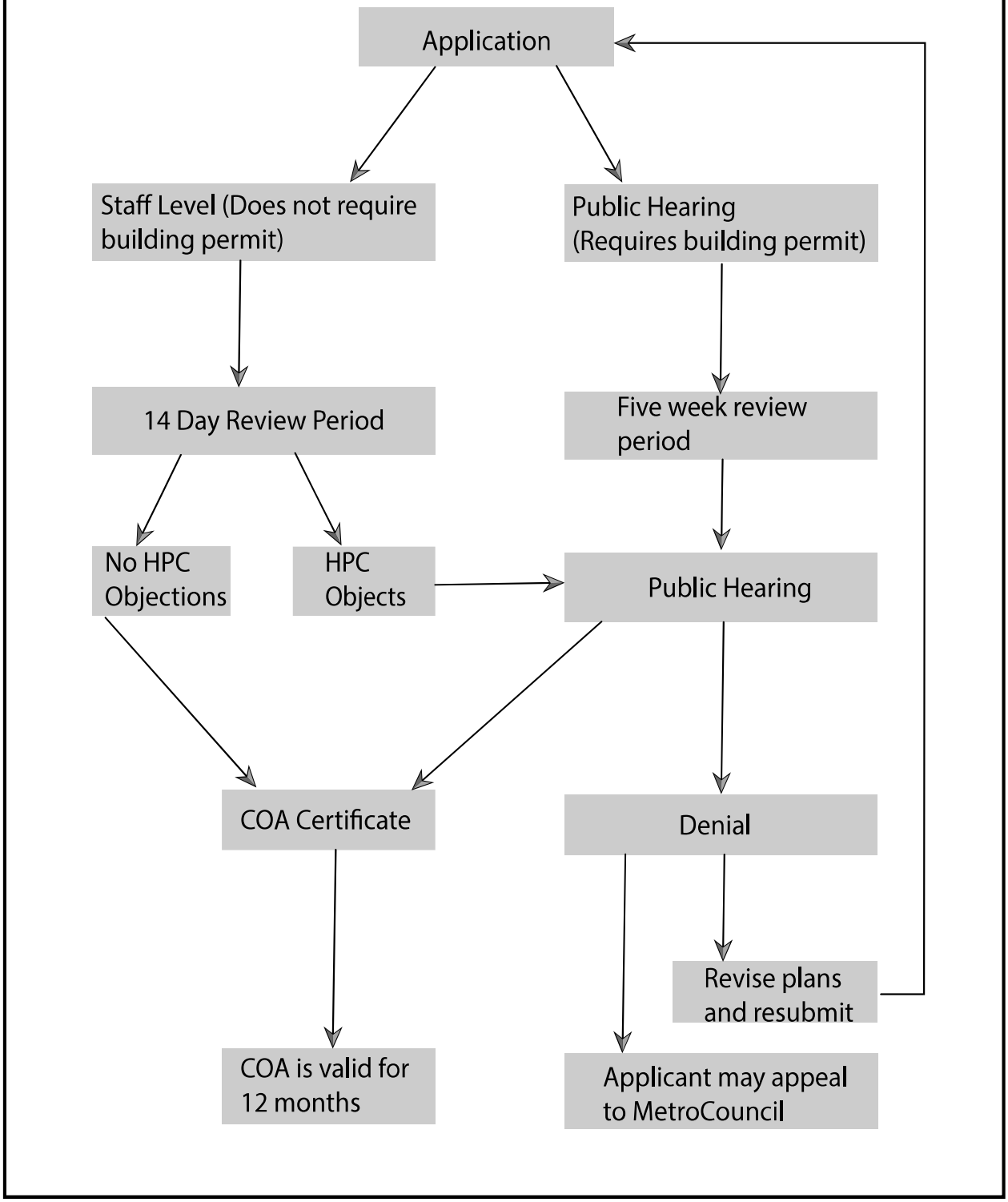
Demolishing structures within historic districts should only be considered as a last resort measure, once rehabilitation or relocation are determined to be unfeasible. Any demolition in Beauregard Town must be approved by the Historic Preservation Commission. The applicant must provide records of the original structure, records of the current state of the structure, a description of the proposed use of the site after demolition, the current fair market value of the structure and property as determined by an independent licensed appraiser or recent sales documents, and a report describing the reason for the proposed demolition. If the demolition request is made by the City-Parish, then it must also be approved by the Metro Council.

635 France Street demolition of a single family house.

Street view of the 600 block of France Street post-demolition.

HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness (COA) Application Process



HISTORIC PRESERVATION COMMISSION

National Register vs Local Historic Districts

National Register District

- Designated by the National Parks Service.
- Official list by the federal government of the Nation's historic places worthy of preservation.
- Highlights a comprehensive list of historic resources according to the National Register Criteria of Evaluation.
- Analyzes and assesses the historic character and quality of a district.
- Sets district boundaries tightly, based on the actual distribution pattern of contributing historic properties in the area.
- Makes available specific federal and state tax incentives for preservation purposes.
- **DOES NOT** require Certificates of Appropriateness for exterior alterations visible from the street on structures in the district.
- **DOES NOT** prevent demolitions of historic buildings and structures.

Local Historic District

- Designated by the local municipality.
- Protects the historic character and quality of the district with specific design controls.
- Sets district boundaries based on the distribution pattern of historic resources, plus other preservation and community planning considerations.
- **DOES NOT** provide tax incentives for preservation purposes unless provided by local tax law.
- Requires Certificates of Appropriateness for exterior alterations visible from the street on structures within the district, unless otherwise stated in the overlay regulations.
- Provides Historic Preservation Commission review of proposed demolitions; may prevent or delay proposed demolitions for specific time periods to allow for preservation alternatives.

The Eddie Robinson Sr. Historic District is a National Register Historic District.

Spanish Town is both a National Register District and a Local Historic District.

INCENTIVES

TAX INCENTIVES

Federal Historic Tax Credits

The Federal Historic Rehabilitation Tax Credit Program provides a 20% credit of qualified rehabilitation expenditures (QREs) towards federal income tax. Eligible structures are those listed as contributing structures in National Register Districts or structures individually listed on the National Register of Historic Places. To qualify for the tax credit, rehabilitations must be completed according to the Secretary of the Interior's Standards for Rehabilitation and must be "substantial," meaning the cost of expenses must exceed the building's adjusted base minimum. To date, the Federal Historic Rehabilitation Tax Credit Program is one of the most cost-efficient and successful means toward neighborhood revitalization. The National Park Service and the Internal Revenue Service administer the program in partnership with the Louisiana State Historic Preservation Office.

Louisiana State Historic Tax Credits

The State Commercial Tax Credit Program works very similarly to the Federal program. Created in 2002 and routinely renewed by the State Legislature, the program applies a 20% credit of QREs towards state income tax. Projects must also be completed according to the Secretary of the Interior's Standards for Rehabilitation, and eligible expenses must exceed $10,000. The program is jointly administered by the Louisiana Division of Historic Preservation and the Louisiana Department of Revenue.

When the State and Federal Historic Tax credits are stacked, they can credit up to 40% of qualified project costs. Often, this is a deciding factor in project feasibility.

Restoration Tax Abatement

The Restoration Tax Abatement (RTA) is an economic development incentive created by the State for local governments to encourage the reuse, expansion, improvement and renovation of existing buildings. Financial incentives, such as the RTA, can be necessary tools to improve older, vacant, blighted or underused properties that would not generate adequate returns on their investments through regular market conditions. RTA's are often layered with historic tax credits and other incentives such as enterprise zone rebates.

Normally, when a developer increases a building's square footage, the assessed value (and subsequent property taxes) increase. This program "freezes" the taxes at the pre-improvement level and results in significant savings to the owner with no loss of revenue to the taxing bodies. Future tax revenues could increase once the abatement expires and the property is re-assessed. The City-Parish sees the importance of the RTA as a tool to encourage investment in older neighborhoods and encourages infill development through rehabilitation and reuse of buildings.

ECONOMIC DEVELOPMENT

Rehabilitating and reusing buildings is good for the economy. Historic preservation projects are more labor intensive and demand a higher skill set than new construction. This labor is often hired locally as plumbers, architects, electricians, carpenters, preservationists, attorneys and accountants as they have knowledge of local construction codes, tax incentives and market conditions.

Sustainability

Overview

Historic preservation and sustainability go hand in hand. Retrofitting a building and making it more energy efficient is more sustainable than building a new one. A 2004 study by the Brookings Institution found that current development practices would demolish and rebuild nearly a third of the country's building stock by 2030[1]. Such practices require enough energy to power the whole state of California for a decade. This is not sustainable or energy efficient.

Adaptive Reuse vs "Green" Construction

Research from the Preservation Green Lab found that it takes between 10 to 80 years of operational savings to recover from the climate change impacts of even the most "green" new buildings[2]. The conclusion was that even the cleanest new buildings still use up tons of carbon dioxide and debris in landfills through the construction process. Retrofitting historic structures can help save the atmosphere, leave waste out of landfills, and preserve density and greenfield land. The economic savings should also not be overlooked.

The Louisiana National Bank building, Baton Rouge's first skyscraper, was adaptively remodeled into a four-star hotel, the Watermark Hotel.

DESIGN GUIDELINES

Sustainability

Preserving the Character

While preserving a building is more cost-efficient and energy-efficient than building a new one, it should not be done at the expense of harming a building's historic character. The *Secretary of the Interior's Standards for Rehabilitation* serves as a useful guide on how to avoid diminishing a building's character. No matter what sustainability measures are being proposed, retaining the historic character must always be kept in mind.

Solar Implementation

Integrated solar technology is becoming more common as installation prices continue to drop. While switching to solar power is a great way to promote green living in the household, there should be some measures to keep in mind when planning this conversion. See section on Solar Technology for guidelines.

Windows

Maintaining historic windows can be a great way to increase the sustainability of a structure and ensure a historic building operates at its highest ability. Maintaining and properly repairing historic windows can assist in decreasing energy efforts in cooling the house. This makes the structure more attractive to investors or future buyers.

1. Historic windows can be weather stripped, as to prevent damage from inclement weather.
2. Maintain glazing to historic windows where it is deteriorated to optimize their safety from outside forces.
3. Make sure shutters are securely attached to the building and operating correctly. Repair as necessary to protect windows from outside forces.
4. When installing exterior storm windows, the windows should be compatible with existing historic windows in size and untinted.
5. When the replacement of historic windows is necessary, replacement windows should match the appearance, size, design, and proportion of the historic windows, leaving their original opening intact.
6. Replacement windows should be energy-efficient, repairable, and recyclable.
7. When installing new windows, low-emissivity glass without a noticeable color should be prioritized.
8. When replacing dark-tinted windows, a lighter shade glaze should be considered to improve daylighting.

Sustainability

Daylighting

Daylighting is the practice of bringing in natural light to reduce the use of electric lighting and to reduce energy consumption. It is often used to improve the "mood" of the interior of buildings through light tubes, skylights, transoms and small, covered atriums found in commercial type structures.

1. Previously blocked-in historic windows should be reopened to introduce natural light and ventilation.
2. When installing skylights and dormers, these features should be placed on secondary roof elevations and should be minimally visible from the right-of-way, as to preserve the historic character of the façade.
3. Light wells and light tubes, while recommended, should not damage the historic character of the structure.

Planning Commission Offices 1100 Laurel Street, c. 1923 daylighted the atrium to allow natural light into the building.

***Not recommended**: example from National Park Service of inappropriately placed skylights on the front facade of a historic home.*

404 Europe Street with skylights added to the rear roofline of the smaller, new addition to building.

DESIGN GUIDELINES

Building Exterior Features

The openings of buildings in historic districts serve important functions such as air circulation, allowing for ingress and egress, linking to the outdoors, and allowing light to enter spaces. Evidence of their importance is highlighted by the accent of trim work installed around these architectural elements. If properly maintained, building exterior features can last for many generations.

Entrances

1. Transoms and sidelights should be retained whenever possible.
2. The removal of transoms is not appropriate, as it alters the face of the structure.
3. The replacement of wood doors with the glazing in a contemporary pattern is not appropriate, as it alters the face of the structure.
4. The functional, proportional, and decorative features of a primary entrance should be retained and preserved. These features including the door, its frame, sill, head, jamb, moldings, sidelights, transoms and fanlights.

Windows

1. Historic windows, including their functional and decorative features should be retained and preserved. These features include frames, sashes, muntins, sills, heads, moldings, surrounds and hardware,
2. Original window openings should not be altered or filled in.
3. If repair is not feasible, the window should be replaced to match the original window in size, configuration, style and material.
4. Metal clad or vinyl clad window frames are generally considered inappropriate unless painted and matched to a historic texture.
5. Storm windows are considered appropriate, as they protect historic windows and contribute to greater energy efficiency for the building, so long at they do not obscure historic windows.

Trim

1. Trim should be included where it is a defining feature of the architectural style, such as wooden trim on a gable-roofed house.
2. Wood trim should be painted to prevent deterioration.

Window types include . . .

- Double-hung
- Single-hung
- Casement
- Fixed

Reference to National Parks Service Standards[3]

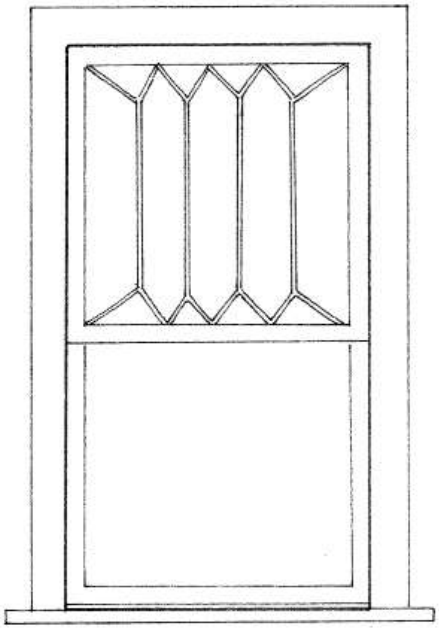
Recommended -

- Repair before replace.
- If replacement is necessary, new windows must match sash and light count and pattern as original windows. Original material is the best option. However, other materials may be considered.
- Identifying, retaining, and preserving windows and their functional and stylistic features that are important to the overall historic character of the building.

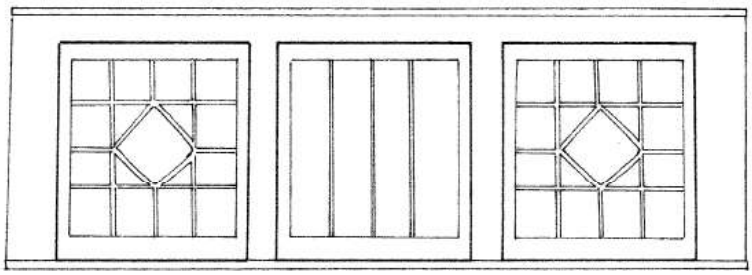
Not Recommended -

- Altering or removing historic windows or window features, which are important in defining the historic character of the building so that, as a result, the character is diminished or lost.

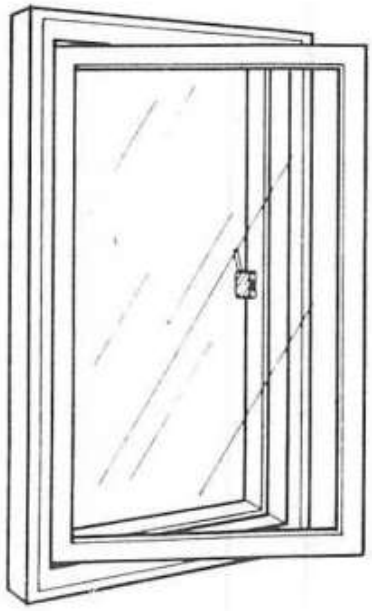
DESIGN GUIDELINES



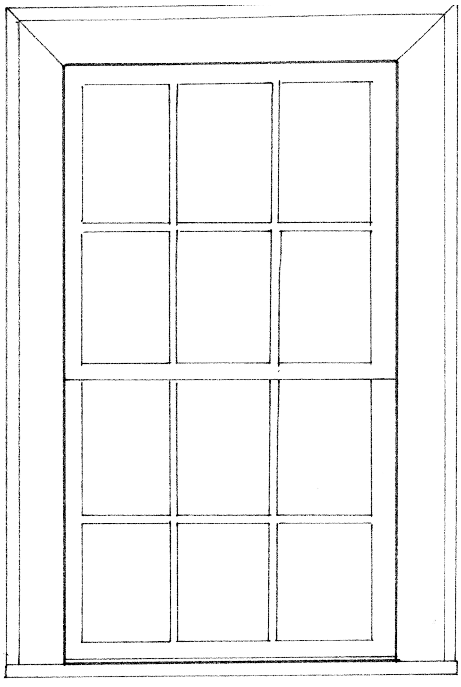
Single-hung window opens one way.



Fixed windows



Casement window



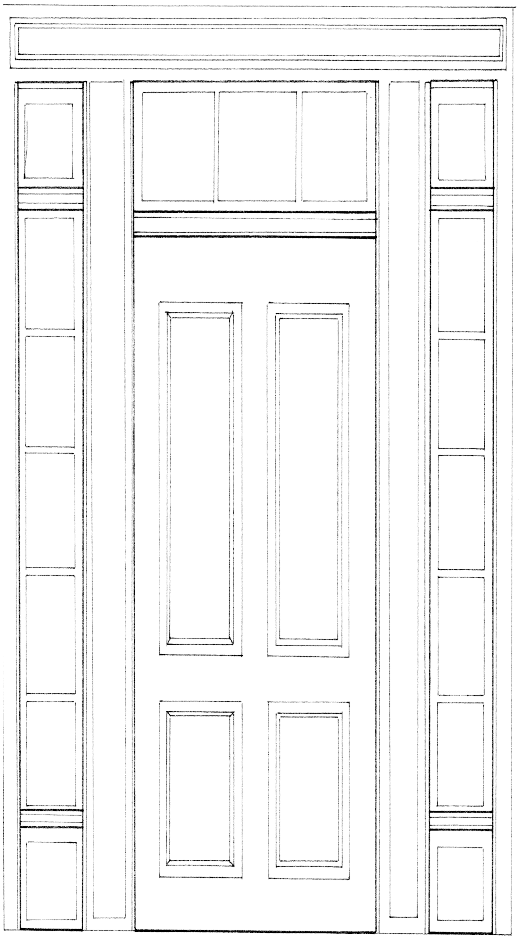
Double-hung window opens from both the top and bottom.

DESIGN GUIDELINES

Building Exterior Features

Doors

1. All original doors should be retained and preserved.
2. When replacement is necessary, the new door should match the original as closely as possible in size, proportions, configuration, style and material.
3. Original door openings should not be enlarged or reduced in size. When necessary, such alterations should be made at rear or secondary locations, rather than primary entrances.
4. While raw metal storm doors are generally not considered appropriate, removable storm doors can be used for higher energy efficiency. The storm door should be full-glass doors to not obscure the historic door.
5. Historic hardware, hinges, lock sets, and knobs that are significant to the character of the structure should be preserved.
6. Door trim should be similar in scale, proportion, finish, and character should be style-appropriate.



This drawing of a Classical Revival entrance shows the historic door, materials, style, transom and side windows that would be considered historic and should be preserved.

Reference to National Parks Service Standards[4]

Recommended -

- Repair before replace.
- Replace in-kind and on an as-needed basis only.
- Keep openings at original location, do not alter the historic opening.
- Replacing in kind extensively deteriorated or missing components of storefronts when there are surviving prototypes, such as doors, transoms, kick plates, base panels, bulkheads, piers, or signs, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.

Not Recommended -

- Replacing an entire feature or storefront when limited replacement of deteriorated and missing components is appropriate.
- Using replacement material that does not match the historic storefront feature.
- Covering or removing existing transoms, sidelights or other character-defining features.

Building Exterior Features

Siding

1. Historic siding should be replaced, maintained and treated using like materials and on an as-needed basis.
2. Wood siding that is in good condition should not be removed.
3. Alternate historic siding should not be removed, only replaced or maintained on an as-needed basis.
4. If historic siding is in such poor condition that it cannot be maintained, replacement siding should match the profile, scale and proportions of the historic wood clapboard.
5. Vinyl siding is considered inappropriate and should be avoided. Along with warping and cracking in extreme temperatures, vinyl siding has been found to trap moisture behind it, harming the concealed frame.
6. Aluminum siding is considered inappropriate, and should be avoided. Aluminum siding has been found to allow moisture to infiltrate and damage the concealed frame.
7. Cement fiber board is considered appropriate as a replacement siding, so long as it matches the profile in width, depth, texture and finish of the original siding. Heavy wood-grain simulated cement fiber board is generally not recommended.
8. If the original siding has previously been replaced or concealed with an inappropriate material, the inappropriate material can be removed and siding returned to its original material.

Reference to National Parks Service Standards[5]

Recommended -

- Replace a deteriorated siding with in-kind material.
- Repair before replace.
- If replacement must be made, match original.

Not Recommended -

- Apply inappropriate siding that does not match original dimensions, material, texture, finish and style.

725 Louisiana Ave., c. 1830 replaced rotted siding with fiber cement boards, which matched the profile of the original wood siding.

134 Napoleon Street, c. 1915 This side-hall house is a good example of horizontal siding on a residential structure. Vertical siding is typically inapproriate on historic structures.

DESIGN GUIDELINES

Building Exterior Features

Roofing

1. The original roof form and architectural features of a historic structure should be retained and preserved. These features include the profile/slope, height, orientation to the street, dormer windows, cornices, brackets, and chimneys.
2. The character of the original roof and its details should be preserved.
3. When necessary, a replacement roof should match the original in style, material, profile/slope, height, and historic details.
4. Visually prominent chimneys should be retained and preserved. Original chimneys should not be removed from the structure. Mortar joints should be re-pointed when necessary using Non-Portland cement mortar options that are compatible with historic brick. If chimneys have been finished in stucco, stucco must be maintained and repaired when necessary.
5. New chimneys that are visible from the public right-of-way should be constructed of compatible materials.
6. Solar tiles should be compatible with the historic features of a contributing structure.
7. Standing seam metal roofs are considered appropriate, while corrugated metal roofs are not recommended.

One of many orginal brick chimneys found in Beauregard Town at 630 Beauregard Street c.1920.

Reference to National Parks Service Standards[6]

Recommended -

- Repairing a roof by ensuring that the existing historic roof or compatible non-historic roof covering is sound and waterproof.

Not Recommended -

- Removing historic materials that could be repaired or using improper repair techniques.
- Failing to reuse intact slate or tile when only the roofing substrate or fasteners need replacement.

Example of currugated metal roofing, which is discouraged as roofing material .

New Construction at 236 Maxamillian c. 2012, built with approriate standing seam metal roofing.

Building Exterior Features

Substitute Materials

1. Non-historic surface treatments should be an NPS-approved material, and applied to masonry only after re-pointing and only if masonry repairs have failed as a solution to water penetration.
2. Substitute materials should match the load-bearing capabilities of the original materials and should be physically compatible with the structural system
3. While replacement of the same material is preferred, substitute materials should be acceptable if the form, design, scale, and material can replicate the appearance of the remaining features
4. Replacement of wood features with substitute material is discouraged if replacement does not convey the same appearance of the remaining components of the wood features
5. Replacement of metal features with substitute material is discouraged if replacement does not convey the same appearance of the remaining components of the metal features or if replacement is physically or chemically incompatible.
6. Elastomeric paint on historic wood or masonry is discouraged. This is impermeable which traps moisture and leads to permanent damage.
7. Replacement siding should match the profile, including texture, scale and proportions of the historic wood clapboard. When replacements must be made in other material, an acceptable material could be fiber cement boards (i.e. Hardie Plank).
8. Mortar joints are considered a sacrificial material and should be softer than the historic masonry units, i.e. red brick. Brick features constructed before c. 1920 should not be re-pointed using Portland cement. Professional mortar analysis is recommended. A brick mason specializing in historic restoration or City-Parish Planning staff can help determine an appropriate mortar.

Reference to National Parks Service Standards[7]

Recommended -
Applying non-historic surface treatments, such as water-repellent coatings, to masonry only after re-pointing and only if masonry repairs have failed to arrest water penetration problems.

Not Recommended -
Applying waterproof, water-repellent, or non-original historic coatings (such as stucco) to masonry as a substitute for re-pointing and masonry repairs.

Stucco over brick can trap moisture and be problematic in humid conditions.

NPS Briefs[8]
For specifics on substitute materials see *National Park Service Preservation Brief #16 The Use of Substitute Materials on Historic Building Exteriors*

DESIGN GUIDELINES

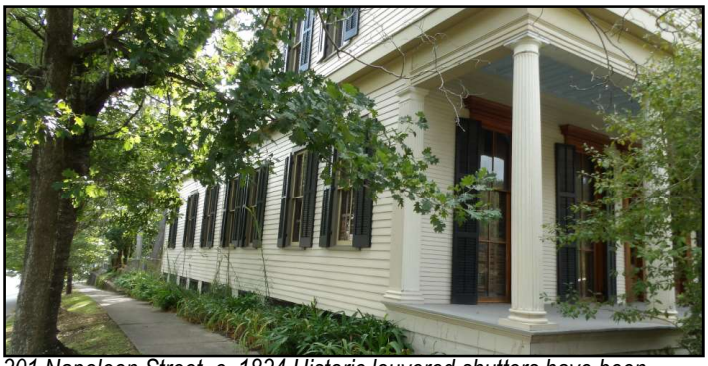
Building Exterior Features

Shutters

The way a window operates is just as important as the window materials themselves. Shutters types may include louvered shutters, board and batten shutters, and top hinged shutters. All are found in historic neighborhoods.

1. Historic shutters should be retained and preserved, along with the hardware, as they are important to the overall character of the building. Shutters may be operable or inoperable.
2. Shutters should be repaired or replaced in the same style and with materials that match the original in size, proportion, and profile.
3. Where screens have been removed, shutters should be in proper proportions to the window.
4. Substitute materials may be considered, as long as they are compatible with the remaining features and do not detract from the historic character of the building.
5. Where shutters have been removed, the replacement shutters should be in proper proportion to the window and style of building.
6. Shutter size should be proportional to window openings so that when they are closed, fit inside window frame.

216 T.J. Jemison Boulevard, c. 1925 Bermuda shutters applied to the second floor and uses a modern design while the lower floor preserves the louvered style shutters.



301 Napoleon Street, c. 1834 Historic louvered shutters have been retained on one of the oldest structures in Beauregard Town.

Four Most Common Types of Shutters:

Raised panel
Louvered
Board and Batten (B and B)
Bahama (or Bermuda)

Reference to National Parks Service Standards[9]

Recommended -

- Repair before replacing.
- Replace with in-kind material, style.
- Identifying, retaining, and preserving windows and their functional and stylistic features that are important to the overall character of the building.

Not Recommended -

- Removing historic shutters and/or awnings.
- Installing inappropriate shutters in scale too small or too big for window opening.

Building Exterior Features

Columns

1. Structural systems and visible features of systems, such as columns, that are important in defining the overall historic character of the building should be retained and preserved.
2. When a historic column needs to be replaced, the replacement should match the profile, size and materials as the historic column.

Railings

1. Railing height should not exceed 42 inches. As a general rule, baluster openings should not be wider than four inches.
2. Railing should match the historic proportions and style of the building.
3. Railing should not distract from the facade of the building.

Reference to National Parks Service Standards[10]

Recommended -
Identifying, retaining, and preserving structural systems and visible features of systems that are important in defining the overall historic character of the building. This includes the materials that comprise the structural system, the type of system, and its features. Repair before replace. Replace in-kind, and on an as-needed basis.

Not Recommended -
Removing or substantially changing visible features of historic structural systems which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

The front porch railing at 612 America Street is a good example of a modern railing that is considered compatible to the proportions of the historic building.

729 Saint Ferdinand, c. 1920 Good example of craftsman bungalow columns.

DESIGN GUIDELINES

Building Exterior Features

Staircases and Steps

1. Original staircases and steps should be maintained and repaired when necessary.
2. When deteriorated staircases and steps require replacement, such replacement should be made in kind or with a compatible substitute material. The new steps should match the original as closely as possible in size, configuration, style and material.
3. When adding an exterior staircase or elevator tower, it should be compatible with the historic character of the building and in a minimally-visible location. The addition should be made if it is not possible to locate the feature on the interior of the building.
4. Replacement of wood steps with brick, cast-in-place concrete or masonry may be appropriate, if the proposed change is period-appropriate and does not distract from historic features of the buildings.
5. Pre-cast concrete steps are generally considered inappropriate, and should not be installed at the front of the building.
6. Substantial renovations may trigger updates to meet life-safety codes. Upgrades should maintain historic character of the building.

256 T.J. Jemison Boulevard, c. 1915 features decorative railings retained on a historic structure.

533 Europe, c. 1920 had a change in use from single family to offices. The exterior stairs are setback from the street view with appropriate material and design.

Reference to National Parks Service Standards[11]

Recommended -

- Maintaining and repairing stairs and steps with in-kind materials and proportions.

Not Recommended -

- Removing and replacing stairs in location, material, style in a manner that deflects from the style of the building.

256 T.J. Jemison Boulevard, c. 1915 From the front view, these stairs maintain a narrow width, not taking up too much of the front yard.

Building Exterior Features

Porches

Porches and decks are similar in construction with the main difference being that a porch has a roof and is partially enclosed, often using posts to support the overhang. Porches are typically found at the front of the house, while decks occupy the side or backyard as additions to the main structure.

1. Porches should match the historic proportions of the building. Screen porches, while generally acceptable, should not obscure doors and windows of the facade.
2. Porch enclosures should not obscure historic columns. See Appendix D for details.
3. Porch screen pattern should match the style of the building.
4. Enclosures and new porches should not exceed the height of the primary structure.
5. If historic porch is above-grade, it should not be dropped to grade. An on-grade porch may be returned to raised height.
6. Historic porch features, when deteriorated or in need of repair, should be repaired or replace in-kind.
7. Replacement features should match the original in material, design, scale, color, and finish.

Balconies

A balcony is defined as a platform projecting from the outside of a building, closed in by railings or a balustrade and found above the ground floor.

1. New balconies should be compatible with historic character of the building.
2. New balconies should maintain proper proportions to the primary structure.
3. Balconies should not obscure historic features, such as columns or windows.

Decks

Decks are common and suitable additions which provide an enjoyable outdoor space. Like most modern upgrades, they should be located in inconspicuous locations, usually to the rear yard and occasionally to the side and appropriately screened from any public view. Front decks are appropriate if recreating a historic element.

1. If decks are visible, they should be simple rather than ornate with a design that does not detract from the main, historic building.
2. Deck railing openings should not be wider than four inches, should be at a height of 4’ or under, and should not block features of the main structure.
3. Material should be wood, but other material with similar texture and design can be considered.
4. Paint or stain decking to match or compliment the main structure.

Reference to National Parks Service Standards[12]

Recommended -

Replacing in kind an entire entrance or porch from the restoration period that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Repair before replace.

Not Recommended -

Removing an entrance or porch feature from the restoration period that is unrepairable and not replacing it, or replacing with a new entrance or porch that does not match.

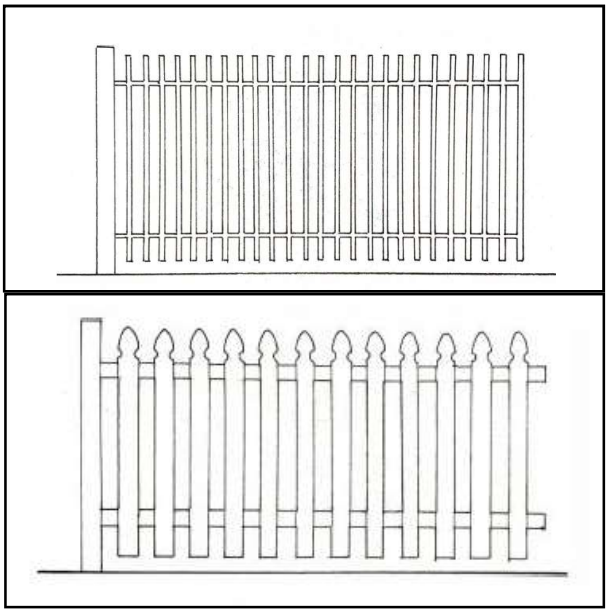
DESIGN GUIDELINES

Site Features

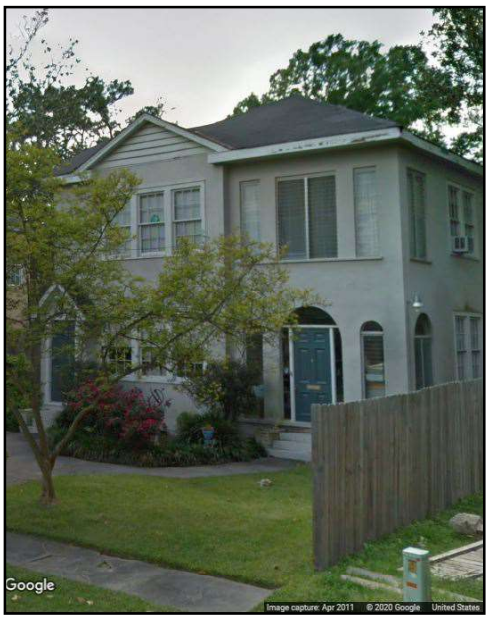
Fencing

1. Historic fences, gates, and walls should be retained and preserved.
2. Deteriorated or missing components should be repaired or replaced in-kind.
3. Wire, wood privacy fencing and vinyl is considered inappropriate when visible from the street, however these can be appropriate in rear and side yards when appropriately screened. Chain link is not allowed in the Downtown Design Overlay (See Appendix A), which includes Beauregard Town.
4. New fencing should match the historic character of existing fencing found in the district, in height, openness, materials, and finish.
5. New fencing constructed at the front yard should be waist height and no taller than 48 inches. Fencing may extend taller than 48 inches in rear and side yards and transitioned in a way that does not hide porch details from the street view.

New fencing style with approriate height and openess.



Sketch of approriate fencing



Not Recommended: *Fence height should transition behind the front facade or porch of historic homes. This design interputs the rythm of the street and obscures details on on the facade.*

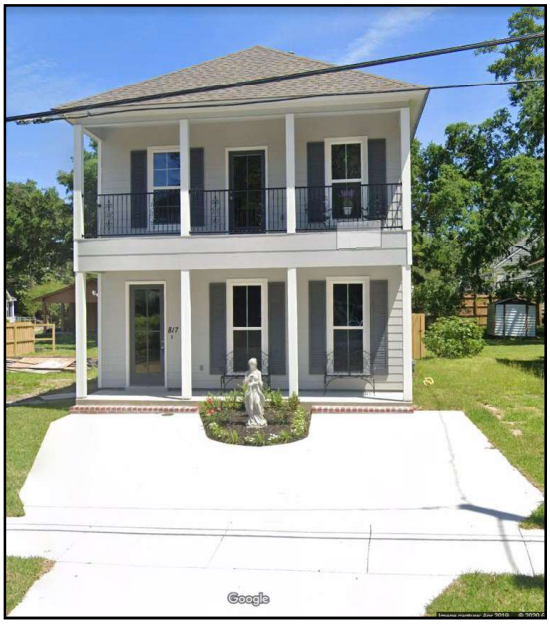
632 Saint Joseph Street, c. 1915, waist high, French Gothic style fencing that does not obscure porch and architectural details.

Site Features

Driveways, Parking and Walkways

In the last century, storage of cars has had a major influence in the design of neighborhoods. Because our Beauregard Town was laid out prior to automobile transportation, buildings are typically close together on small lots which were not designed to accommodate large driveways or parking. Expansion or installation of new parking should be done carefully to preserve the streetscape of the district. See commercial structures section for further guidelines on parking lots.

Driveways and parking areas in the historic districts were often added later and are not always original features. Throughout Beauregard Town, there are notable grade changes and retaining walls lining the space between the sidewalk and property lines, often with a small walkway or stairs leading to the building entrance.



***Not Recommended*:** *Inapropriate location of parking in the front setback. A side loaded drive would have been more appropriate.*

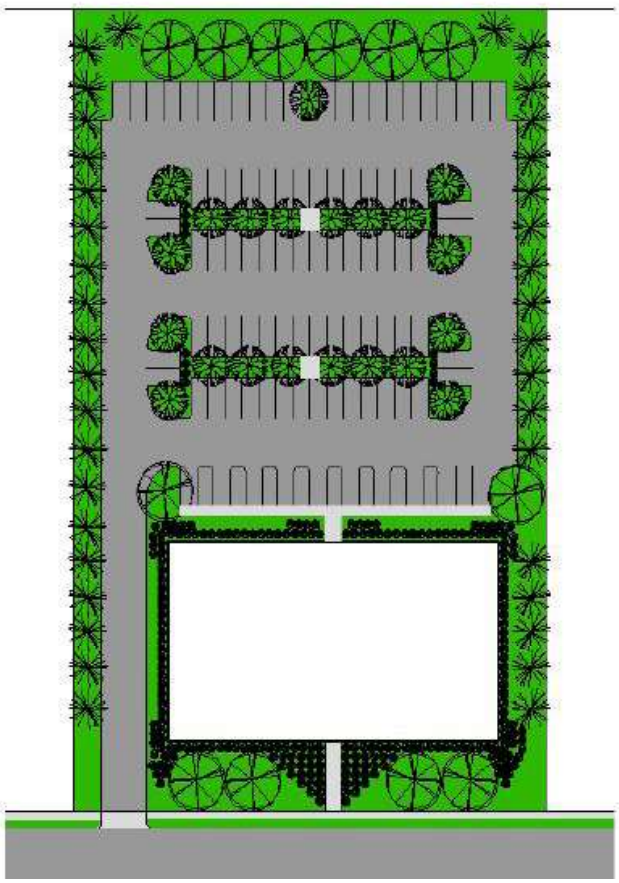
982 Louisiana Avenue with a side loaded driveway

Example of a ribbon driveway, commonly seen in historic districts

DESIGN GUIDELINES

Driveways, Parking and Walkways Continued....

1. Preserving the historic driveway dimension of one car width that is rear or side loaded is appropriate and preserves the rhythm of the street. When adding a new driveway in a residential area, consider installing two concrete strips, known as ribbon driveways, with a permeable division.
2. Retain and preserve existing walkways, sidewalks, and retaining walls and appropriately size new installations to match what is typical of the district.
3. Parking in front yard setbacks are not appropriate, and are not allowed per Unified Development Code Regulations. Parking areas on vacant lots and between buildings should be screened with vegetative material or appropriate fencing at the street-side.
4. Driveways should preserve the perpendicular orientation to sidewalks and the street and should not be circular in design.
5. Locate new driveways and parking areas in a manner that does not disturb historic site features such as large trees. Non-historic material such as permeable pavers or limestone may be considered, especially for tree preservation.
6. Commercial sites should locate parking to the rear of a building and appropriately landscape with planting islands and screens when necessary. Alternatives to parking such as shared agreements, should be considered and are outlined in Chapter 14 of the UDC[13].
7. Surface parking lots that are large and in excess of minimum parking calculations are discouraged, but if approved, should use landscape vehicle screening methods and shade trees throughout the site.



Generic site plan sketch of ideal parking behind a commerical building and with appropriate landscsaping

Site Features

Accessory Structures

The preservation or addition of accessory structures should be carefully considered as they can impact the neighborhood and the rhythm of the streetscape. Assessing whether an accessory structure is contributing or non-contributing is important and planning staff can assist in this determination. Re-purposing existing accessory structures is encouraged, for example old carriage houses which may be too small to store a car can become a home workshop or storage.

New accessory structures should be sited and constructed in a way that does not disturb historic features. Pressure for neighborhoods to address accessory dwelling units may be more common as a result of multi-generational living, infill development pressure, and providing persons with special needs independent living near their families. The UDC has additional regulations on accessory structures such as maximum size, location, as well as zonings and permitting for accessory dwellings.

1. Contact Planning staff to determine if existing accessory structures are contributing to the district.
2. Treat architectural features of contributing accessory structures as character-defining elements that should be preserved, including foundations, roof lines, windows, exterior walls, doors and ornamental details.
3. New accessory structures should be secondary in size, footprint and height to the original building and not visible from the public right of way.
4. When visible from the public right-of-way, design of new accessory structures should be compatible in style to the primary building and surrounding properties by using similar roof types, foundations, siding, openings and trim.
5. Accessory structures should be installed and constructed in a manner that if removed in the future, the form and integrity of the original site will not be compromised.
6. Avoid removal of large, healthy trees during installation or construction of accessory structures and properly preserve critical root zones of trees.

Accessory structures that are compatible in design to the main building at 217 Napoleon, estimated construction c. 2000

Main house at 217 Napoleon c. 1891

DESIGN GUIDELINES

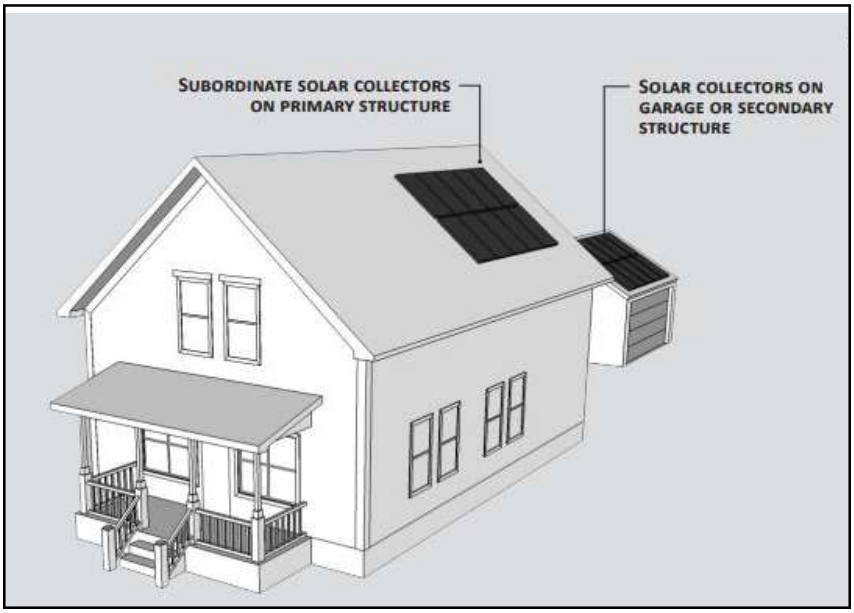
Site Features

Solar Technology

Installation of solar panels will generally comply with design guidelines as long as they are not visible from the public right-of-way. Flat roofs on many commercial structures have the advantage of providing an invisible installation so long as panels are not set at angles, but instead are flush with the roof lines or placed on the rear two-thirds of the roof.

Special circumstances, such as low pitch roofs or lack of solar access can be considered when placing panels that may have some visibility from the street. These instances should be evaluated on a case-by-case basis so that installation is compatible with the area.

1. Consider a professional energy audit to identify improvements such as weatherization and insulation prior to installing solar collectors as these may have more impact.
2. Place collectors in an unobtrusive location on the structure. Such locations may include an addition, garage or secondary structure, behind any features such as dormers and chimneys.
3. Removal or altering of features to install collectors is not recommended.
4. On a side-facing roof plane of a primary structure, minimize visual impacts by locating solar collectors on the rear two-thirds of the roof length.
5. Sizing of collectors should be subordinate to the historic structure.
6. Install solar collectors so they may be readily removed and the original character easily restored.
7. Collectors should be installed flush with the roof and should not obscure significant features.
8. Exposed hardware, frames and piping should have a matte finish, and are consistent with the color scheme of the primary structure.



National Parks Service Bulletin
"Interpreting the Standards" Number 52[14]
Incorporating Solar Panels on a Rehabilitation Project

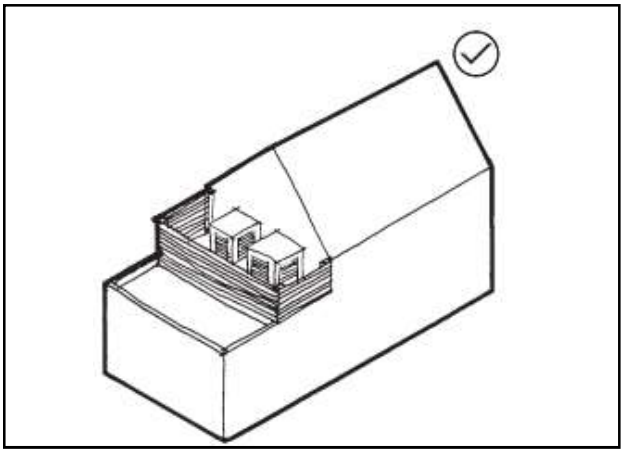
Site Features

Utilities and Retrofits

Many historic buildings were constructed before mechanical heat and air conditioning were common and include features that maximize energy conservation such as high ceilings, transoms, porches and shutters. After the 1930's, modernization of cooling and heating systems of buildings was common and continues today.

Retrofitting old buildings with modern upgrades can be done with minimal impact to historic elements. Mechanical equipment, utilities, security features and telecommunication should be done in a way that does not obscure the building, damage any historic resources, or interrupt the streetscape.

1. Place HVAC, utility and communication systems in a way that minimizes visual impact such as on the roof, or in a side or rear yard with as little visibility from the street as possible. Hardscaping or landscaping may be incorporated to screen equipment the street if options of location are limited.
2. Screen equipment, both rooftop and ground mounted if there is any visibility from the street view or public right of way using landscape design, fencing or panels.
3. Use matte finishes that blend with the building color when equipment is visible from the street.
4. Window units are acceptable and should be located inconspicuously and discouraged from the front façade. Consider split systems as an alternative.
5. If feasible, group utility lines into one conduit and avoid multiple cuttings into the site during installation.
6. Avoid exposed conduit on historic buildings and avoid cutting into architectural features such as cornices.
7. Other security features such as cameras should be sized to smallest possible extent, be easily removable and not damaging to historic features and installed without exposed conduit visible on the building.
8. Install automated teller machines inside buildings or in a way that does not impact the façade or streetscape.
9. Set roof mounted equipment back from the building edge so that it is inconspicuous from the street view.
10. The installation of security features such as roll down screens (i.e. storm shutters) or security bars is discouraged and prohibited above the first story unless unique security issues are present.
11. New construction and large rehabilitation projects should provide details on trash collection and screening as part of the COA process.



Mechanical and utility equipment includes:

1. Conduit
2. Telecommunication, antennas, satellite dishes
3. Junction boxes, utility meters
4. Heating Ventilation Air Conditioning (HVAC) systems
5. Elevators
6. Security bars, screens & cameras
7. Automated teller machines (ATMs)
8. Trash collection and dumpsters

DESIGN GUIDELINES

New Construction

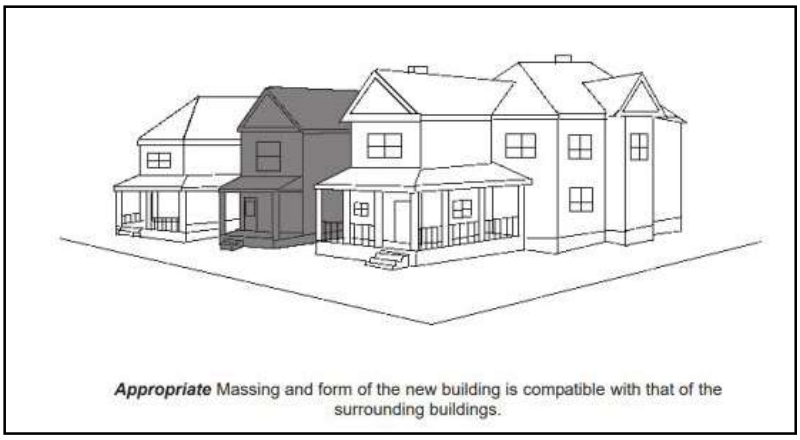
Historic districts change over time, yet retain their qualities that make the neighborhood desirable. This is done by managing design of new construction to be compatable, yet reflective of its own time period. An overarching goal of new construction is to have a modern, quality look which will become historic in 50 years.

Balancing compatible but differentiated new construction follows basic site and design elements, which are more important than details of architectural style. These site and design elements are: Massing, form, proportion, scale, orientation to the street, and materials.

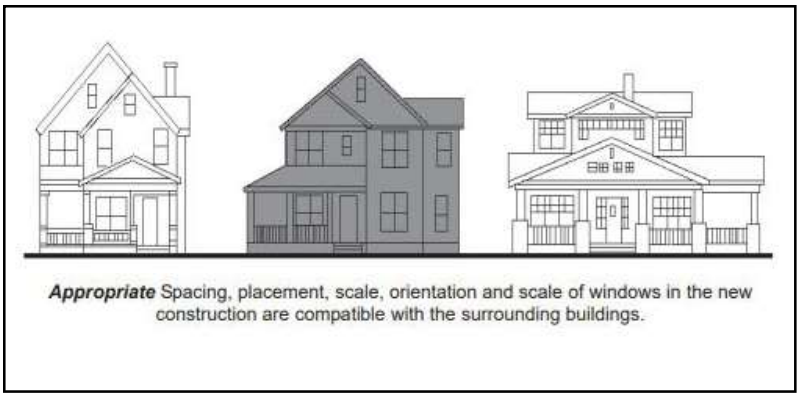
Primary Buildings

1. New buildings should be compatible with surrounding structures in terms of setback, orientation, spacing, and the proportion of built mass to open space on the individual site. Lot coverage should match context.
2. New doors and windows should not be exact duplicates of historic doors and windows but should be compatible with the doors and windows on contributing structures in the district in size, configuration, style, and material.
3. Roof shapes and proportions should be compatible with historic roof shapes and proportions in the district.
4. The dominant material of new buildings should be visually consistent with dominant historic materials in the district. Synthetic masonry and vinyl siding are strongly discouraged.
5. On residential building, new porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the building.
6. Dormers should be appropriately scaled to the main roof.

New single family house at 10th street c. 2020



Appropriate Massing and form of the new building is compatible with that of the surrounding buildings.



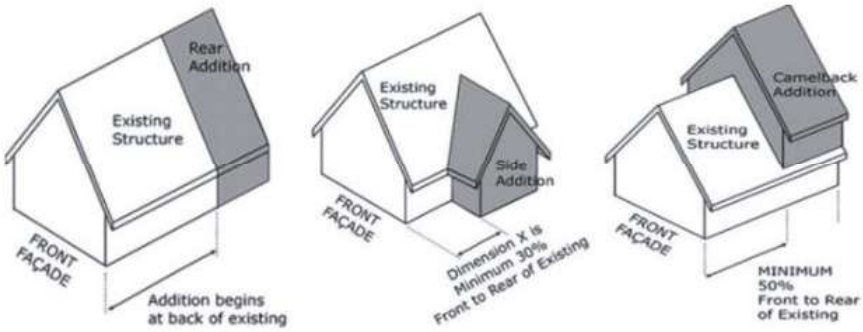
Appropriate Spacing, placement, scale, orientation and scale of windows in the new construction are compatible with the surrounding buildings.

624 Europe Street, c. 1915 While this house was built in the early 20th century, it was significantly renovated in 2019.

DESIGN GUIDELINES

Additions

1. Additions should be constructed so that character-defining features of the original building are not destroyed, damaged, or obscured.
2. Additions should be compatible in massing, scale and material, but not replicate the historic structure. Columns, piers, and exposed structural elements should be compatible in form, proportion and materials.
3. Additions should be subordinate to the historic building, limited in size and scale so that it does not diminish or visually overpower the historic structure.
4. Trees should not be removed for additions if pruning or other preservation methods are available.
5. Roof lines of additions should be lower and secondary to the roof line of the primary structure.
6. Elevations and foundations should match the primary building.



Reference to National Parks Service Standards[15]

Recommended -
Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.

Not Recommended -
Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features, such as replacing a lawn with paved parking areas or removing mature trees to widen a driveway.

430 Eurpoe St. c. 1883 with c. 1980 addition, appropriate in massing and scale, with exposed rafter ends to pull in the Arts-and-Crafts Style

442 Eurpoe St. pre 1891 Creole Cottage with c. 1960 addition, subordinate in size to the orginal structure, and with newer style of mid-century modern windows. This is also an example of a use change from residential to office.

DESIGN GUIDELINES

New Construction

Secondary Buildings

1. Secondary buildings should be located at the rear of the lot and should respect the traditional relationship of such buildings to the primary structure and the site.
2. Secondary buildings should be compatible to the primary building on the lot, but should be subordinate to the primary structure in terms of massing and size.
3. Secondary buildings should be compatible to the primary building in style and materials.

152 Saint Joseph Street, This backyard structure was constructed sometime in the early 21st century.

728 St Joeseph St c. 1920 Shotgun with a secondary outbuilding added to the site that is subordinate in size and set far back form the street.

New garage at 257 Napoleon Street, subordinate to the original building.

Garage at 522 Europe Street, set back from the street.

Reference to National Parks Service Standards[16]

Recommended -
Ensuring that new construction is secondary to the historic building and does not detract from its significance.

Not Recommended -
Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building.

Commercial Structures

Commercial uses exist throughout the local historic districts, mostly in the form of small offices, retail shops, and other neighborhood service providers that have adapted former residential structures. These businesses provide pedestrian friendly and efficient living opportunities to the districts and their human scale make for interesting and walkable streets. Their low-key advertisements, often found on awnings and A-frames (signboards) add to the unique feel of historic districts.

Beauregard Town also contains substantial institutional and commercial buildings that serve downtown and pull in visitors from all over the city-parish.

Commercial building types

- Corner store: a building containing a store or shop located where two streets meet.
- Multi-use building: a building that serves more than one function, such as residential and commercial.
- Single-use building: a building serving one specific function.

Signage

- Double-faced/detached
- Single-faced/attached
- Marquee
- Roof sign
- Signboard/A-frame/Sandwich
- Murals/art
- Hanging
- Window sign
- Awning/Canopy printed
- Monument (posted in ground)

320 Saint Charles Street, c. 1940 This former filling station was converted into a cafe in 1960.

601 Napoleon, c. 1895 former single family house, was converted to a law office.

A decorative hanging sign highlighting various businesses at 533 Europe Street c. 1920 is approriately sized for a walkable neighborhood like Beauregard Town.

COMMERCIAL STRUCTURES

Changing the use of an existing building or adding a new commercial structure should involve a method to analyze the situation at a commercial site, which will guide in building design.

RECOMMENDATIONS

A) ANALYZE THE NEIGHBORHOOD

- Join/learn from neighborhood improvement associations or local business groups.
- Investigate existing zoning to determine suitability in a neighborhood setting.
- Survey the immediate neighborhood for opinions/concerns and try to gain their support.
- Consider physical elements of the neighborhood: scale, density, landscaping, lighting.
- Consider circulation patterns of the neighborhood: vehicular, transit, pedestrian.

B) ANALYZE THE STREET/INTERSECTION

- Can it handle expected traffic? Conduct a traffic study.
- Evaluate the need for parking and survey existing facilities. Consider shared parking agreements and alternative parking plans, outlined in Chapter 17 of the UDC[17].
- Determine amenities needed for pedestrians to provide safety, shelter and comfort: overhangs, good pavement, well-marked pedestrian lanes, transit shelters.
- Survey existing signs and analyze them for effectiveness and the image they convey. A change in sign type may be warranted.
- Consider existing lighting, both public and private, with special consideration of general illumination, entrance and sign lighting and crime deterrence.
- Consider existing landscaping, plants (especially trees), street furniture (such as benches and trash cans) and pavement.

C) ANALYZE THE BUILDING

- Determine the existing condition of the building: structural soundness, suitability for use, historical integrity, community sentiment.
- Determine course of action: restoration, renovation, adaptive reuse, new construction.
- Design the building or its modifications with special attention to making it harmonize with the buildings around it and provide a suitable “transition zone” between the business and street.

705 St Joeseph Street, c. 1915 “The Parlor” is a shared work and event place.

501 Government Street, c. 1981 Historically known as “Royal Square North,” this office building now houses an architecture firm.

ADA Accessibility

Prior to the Americans with Disabilities Act, public historic properties were widely left inaccessible to people of different abilities. Since the passage of the Act in 1990, access is now a civil right and historic buildings have been gradually retrofitted to provide accessibility. Providing such access should be a top priority, and it can be done while also preserving the historic character of buildings.

Some changes may be as simple as providing ramp access to a single step. Other changes may require more substantial revisions to entrance features. Every building is different and should be treated as such. The NPS Standards recommend a three-step process:

1. Review the historical significance of the property and identify character-defining features.
2. Assess the property's existing and required level of accessibility; and
3. Evaluate accessibility options within a preservation context.

While a preservation context should be undertaken, this does not mean that access for people with disabilities should be relegated to secondary entrances. Rather, primary and prominent entrances should be made accessible. To the same extent, buildings should provide accessible restroom facilities and access to amenities and secondary spaces. Changes that can be made to entrances include:

Ramps:

1. Ramps should be placed on a side elevation and may land on the façade.
2. Ramps should not start or run the length of the façade.

Entrances:

1. Create designated parking spaces.
2. Install ramps.
3. Make curb cuts.

When renovating a historic structure, it is always recommended to consult with an ADA compliance expert.

Reference to NPS Standards[18]

For specifics on making historic properties accessible, see *National Park Service Preservation Brief #32: Making Historic Properties Accessible.*

201 Napoleon Street, c. 1910 Example of how ADA railing and ramps can be added to historic homes.

440 North Boulevard, c. 1955 This bank-turned-hotel provides easy access for people with all abilities.

TREE PRESERVATION AND LANDSCAPING

Landscape features, both hardscape and softscape elements, contribute to a historic district by creating a unique sense of place. Gardens and landscaping in historic districts are often built upon and enhanced over many years. Preserving and retaining landscape details, although not a requirement in most cases, should be considered. For example, if a site has had a brick patio and fountain in the front yard for fifty years, it would be appropriate to preserve or restore, or if they have been removed, replacing them in kind with like material and design. Low maintenance rain gardens is a sustainable approach to enhancing front and side yards. There are many examples of "no lawn" yards within residential areas as well as large open lawns on the institutional sites.

Mature trees are one of the most striking features of historic districts and should be properly preserved. If a mature tree appears to be damaging a structure, a licensed arborist can determine the best course of action which may include, pruning branches, pruning roots, or the least desirable action which is removal. If the tree is removed because it is damaging the structure, is diseased or is hazardous, an appropriate replacement tree should be planted. See Appendix E for plant material.

Soil compaction and fill under the drip line of a tree, also known as the critical root zone, is the main cause of tree decline following construction activities. These declines are not immediate and may take 5-10 years for the tree to die. Proper tree preservation techniques must be used, as outlined in the UDC chapter 18[19].

Reference to National Parks Service Standards[20]

Recommended -

Designing and installing a new feature of the building or landscape in the setting when the historic feature is completely missing. This could include missing steps, streetlights, terraces, trees, and fences. The design may be an accurate restoration based on documentary and physical evidence, but only when the feature to be replaced coexisted with the features currently in the setting. Or, it may be a new design that is compatible with the historic character of the setting.

Not Recommended -

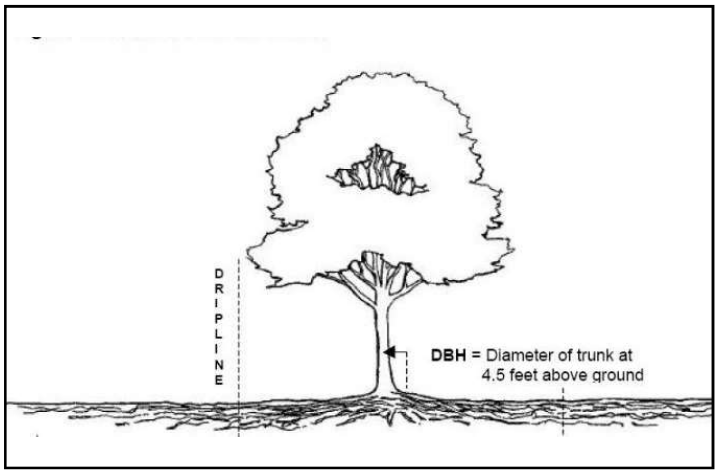
Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).

Examples of softscape:

Trees
Hedges
Gardens
Shrubs
Flowers
Lawns
Vegetative ground covers

Examples of hardscape:

Fences
Walls
Patios
Decks
Fountains
Trellis
Pathways
Pergolas



TREE PRESERVATION AND LANDSCAPING

Benefits of Trees

- Economic
  - 5-20% higher property values than non-landscaped properties
  - Reduced heating and cooling costs in buildings with properly planted trees
- Environmental
  - Mitigates urban heat from pavements and buildings
  - Removes CO2 from air, releases oxygen and filters particulates from the air
  - Diverts and slows storm water that enters the built environment
- Social
  - Strong ties between people and trees shown in the desire to preserve trees
  - Used as living memorials for birth, death, marriages and historical events
  - Reduces stress levels, calms traffic, and provides gathering space

1. Historic walkways, fountains, trellis, green hedges, retaining walls, and planters should be retained and preserved.
2. Use a Louisiana licensed arborist to assess existing trees and provide preservation techniques before, during and after construction.
3. Sturdy tree fencing, at least 4' in height must be placed around critical root zones before construction begins and should remain in place during construction. No fill is to be placed in the critical root zone.
4. Native trees and plants are preferred. See Appendix E.
5. For commercial developments, use a Louisiana licensed landscape architect for design and code compliance with the UDC.
6. For residential developments a landscape architect, local nursery or landscape contractor services should be considered.
7. Parking under matures trees is discouraged, but use of weight bearing permeable pavers may be an option on a case by case basis.
8. Maintenance of landscape features such as pruning trees, mowing grass, weeding beds, trimming hedges and keeping foundation plants at an appropriate distance to prevent moisture damage should be ongoing.

Streetscapes in Beauregard Town such as these along America and Europe Street have common elements of retaining walls, sidewalks and street trees.

BLIGHT AND FLOOD PREVENTION

The City-Parish municipal code of ordinances Sec. 12:651 says blight shall refer to conditions that are hazardous to the health, safety or welfare of the public, and conditions which are detrimental to property values, economic stability, or to the quality of the environment. For these guidelines, blight prevention will be focused on vacant lots, dilapidated structures and historic buildings.

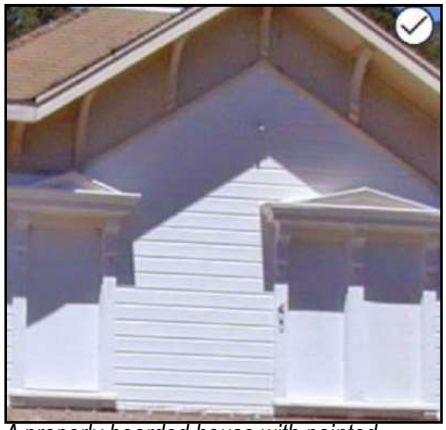
Blight starts out as a threat to the quality of life of a community. When nothing is done to address blight, it can be correlated to an increase in crime, lower property values and a diminished tax base. Within the UDC, local historic districts and landmarks are subject to Demolition by Neglect and this can be used by the commission as a blight prevention tool[21]. Sometimes funds or a reuse is not readily available for a building and in those cases, it may be necessary to secure the site to protect from weather and vandalism using a term called “mothballing.” Essentially, this is to stop using the building, but keep it in good condition so that it can readily be used again.

In south Louisiana, blighted structures include many that have flooded in recent years. In Baton Rouge, as of summer of 2020, all of our local historic districts are developed on high ground and there are only a few structures that have a potential flood risk. This could change with the addition of districts and climate change. The State Historic Preservation Office has many resources to address flooding including elevating a structures to meet base flood elevations (BFE).

1. Secure buildings in a way that protects their historic character and resources
2. Maintain a weather tight roof and install temporary roofing when needed.
3. Structurally stabilize the building if needed.
4. If boarding windows and doors is necessary, paint the boards to match the building color.
5. When securing a building, avoid mounting boards on the exterior which may damage frames or window sashes. Use screws instead of nails for a less damaging removal.
6. If security is not an issue, there is a benefit to keeping doors and windows unboarded on vacant buildings as the building will appear occupied and there will better ventilation.
7. Use the 311 system to report code violations.
8. If necessary, apply UDC Chapter 3 Processes: Section 3.7.5 *Demolition by Neglect*[21]
9. Check with local redevelopment agencies on home owner programs and facade improvement grants.

Reference to National Parks Service Standards[22]

For specifics on stabilizing a historic building, see *National Park Service Preservation Brief #31: Mothballing Historic Buildings.*

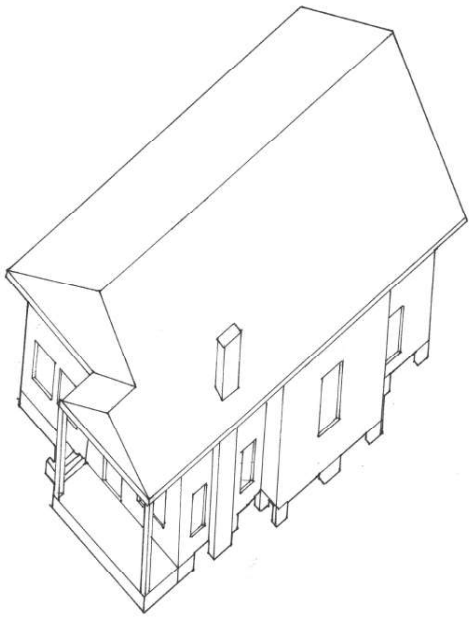


A properly boarded house with painted plywood to match the buildinng is required.

Unpainted plywood attached to the outside of this house is not appropriate as it could damage the features underneath.

ARCHITECTURAL FORMS

Bungalow



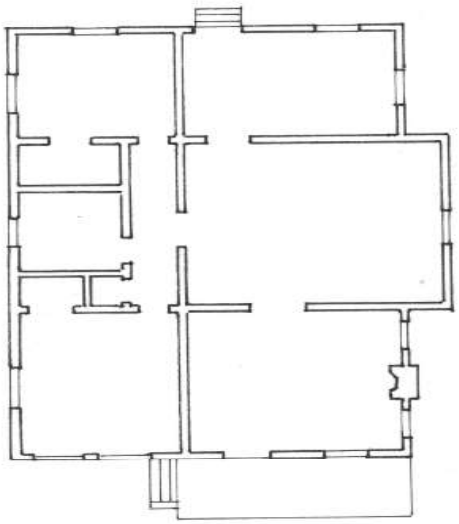
The bungalow form derives from thatched huts built by Bengali farmers in the late 1800s. The form found popularity in British India, and it was easy to replicate around the world. Most bungalows in the United States were constructed between 1900 and 1930. These bungalows are typically one story, with many featuring front facade dormers.

332 Napoleon Street, c. 1920

Common Features

- Low-pitched roof, often hipped or gabled
- Deep eaves with exposed rafters
- Front porch under extension of main roof
- Large open spaces
- 1-1.5 stories

316 Royal Street, c. 1915

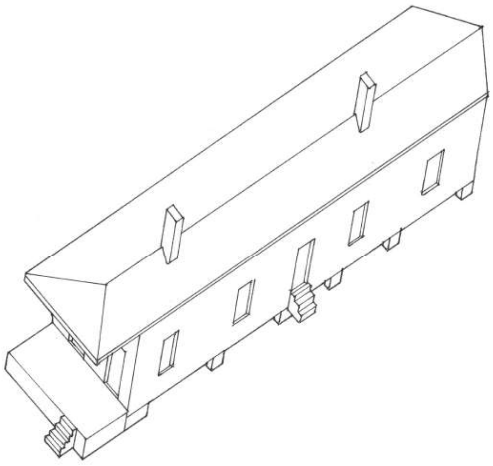


ARCHITECTURAL FORMS

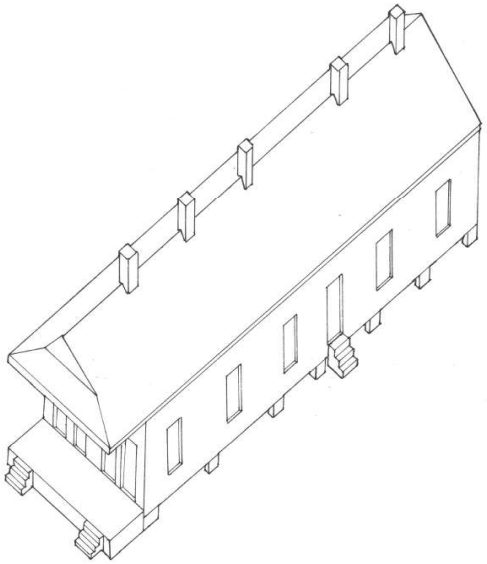
Shotgun

The origin of the shotgun house is somewhat contested, although many historians point to working class neighborhoods in New Orleans in the early 1800s. The term “shotgun” came from the idea that one could open all the doors in the house, fire a shotgun through the entryways, and have the round fire clearly through the entire house. Historians also point to the high number of houses in this form in Haiti as evidence of Haitian immigrants carrying the form over to New Orleans.

129 Saint Joseph Street, c. 1915



Example of shotgun house



Example of double shotgun house

Common Features

- All rooms back-to-back, with doors aligning
- Side windows evenly spaced
- Pier and beam foundation
- One story, although sometimes found with camelback additions

Single Shotgun:

- Typically about 12 feet wide
- One door and one window on facade

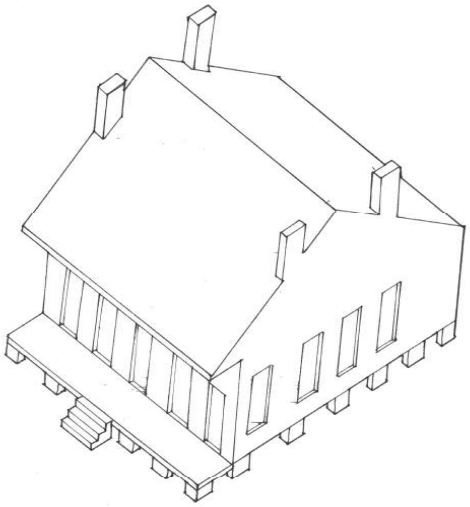
Double Shotgun:

- Typically about 24 feet wide
- Two doors and two windows on facade

ARCHITECTURAL FORMS

Center-Hall

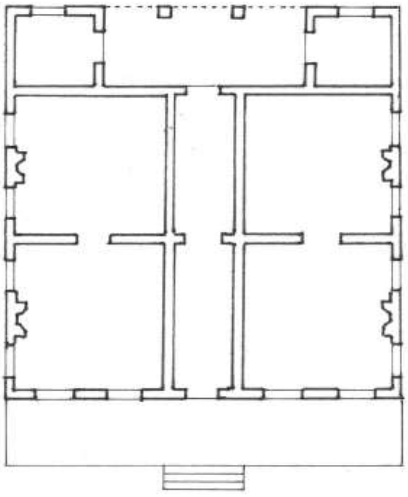
The center-hall form, also known as the center-passage form, originated in 18th century colonial America. The form derives from the hall and parlor house, which featured a central entrance to a hall with a parlor room to the side. While the center-hall retained the central entrance and bookend chimneys, it adds a central hall and rooms splitting off from that hall.



900 North Boulevard, c. 1840

Common Features

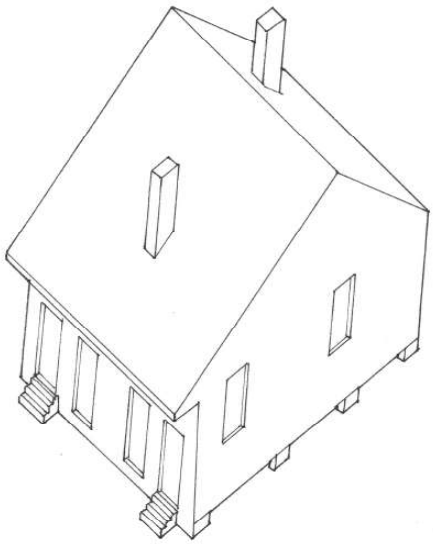
- Central entrance
- Central passageway
- Parallel bookend chimneys
- Low-pitched roof
- Pier and beam foundation
- 1-1.5 stories



502 North Boulevard, c. 1930

ARCHITECTURAL FORMS

Creole Cottage



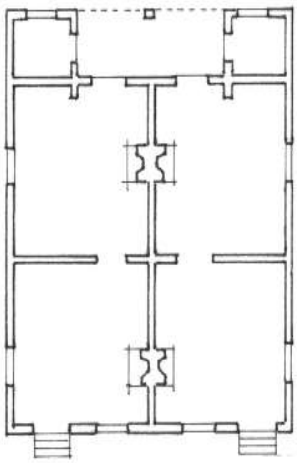
The creole cottage is a type of vernacular architecture which found popularity in the Gulf Coast region in the early 1800s. The primary indicators are two front entrances, a full front porch, and a chimney that breaks through the roof line. The oldest building in Beauregard Town, the Kennard-Turnbull House (pictured below) is a creole cottage.

Common Features

- Two front entrances
- Equal sized rooms
- Central chimneys that pierce the roof line
- Full-width front porch
- Low- to medium-pitched side-gabled roof
- Roof ridge parallel to street
- 1-1.5 stories

Kennard-Turnbull House, 717 Royal Street, c. 1824

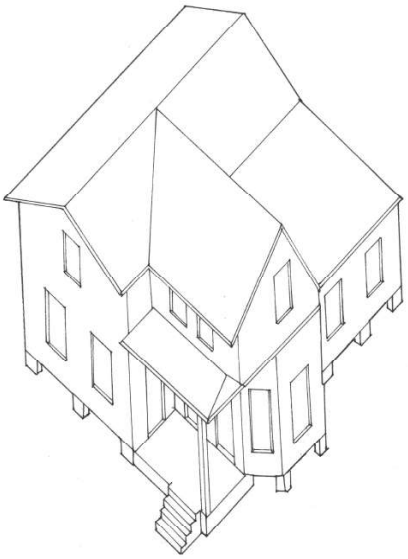
657 Napoleon Street, c. 1891



ARCHITECTURAL FORMS

Queen Anne Cottage/House

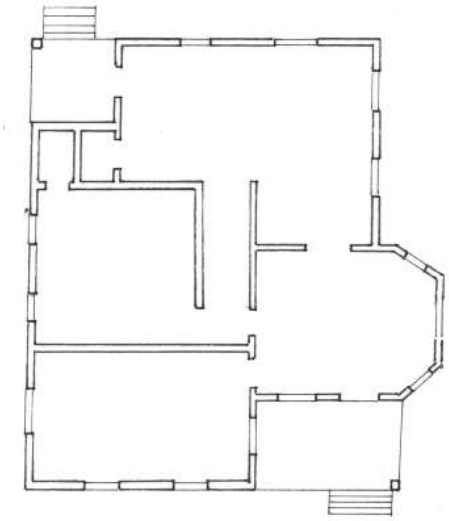
The Queen Anne form was popular in the United States in the 1880s through the early 1900s. It is one of the most recognizable varieties of Victorian architecture. Examples vary throughout the United States, as the form was quite popular throughout the entire country. Primary features include an asymmetrical facade, a dominant front-facing gable, polygonal towers, and bay windows.



343 Royal Street, c. 1900

Common Features

- Asymmetrical facade
- Decorative features, such as polygonal towers and turrets
- Wrap-around porch
- Dominant front-facing gable
- Decorative trim and woodwork
- Often complex roof-line
- Bay windows

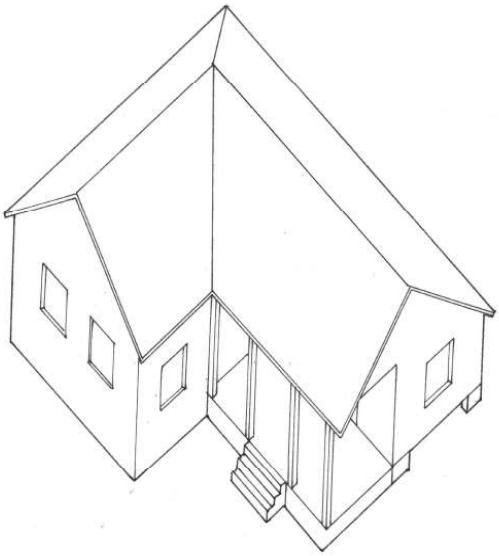


201 Saint Charles Street, c. 1910

ARCHITECTURAL FORMS

Gable-Ell

The gable-ell, also known as the gable-front house, is a vernacular form that features a prominent front- or side-gable and entrance either centrally located or off to one side. The name “gable-ell” comes from the “L” shape that the house makes.

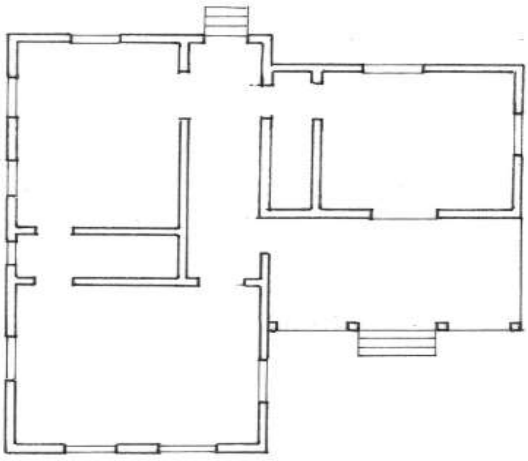


Common Features

- Front and side-facing gables from “L-shape” roof
- Side entrance
- Pediment on gable-end
- 1-1.5 stories

642 Napoleon Street, c. 1905

636 Napoleon Street, c. 1905



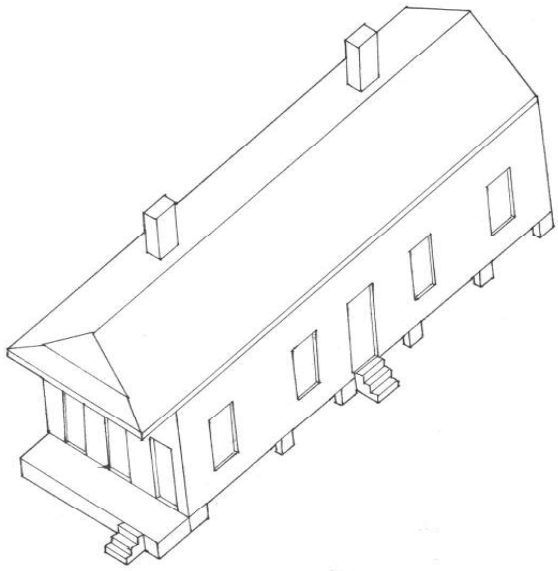
ARCHITECTURAL FORMS

Side-Hall

The side-hall, similar to the shotgun house, is a narrow form. While there is a front entrance and porch, there is also a side entrance with a hallway splitting the house. The houses often feature ornamented trim on the gable end. This form was popular in the late-19th century.

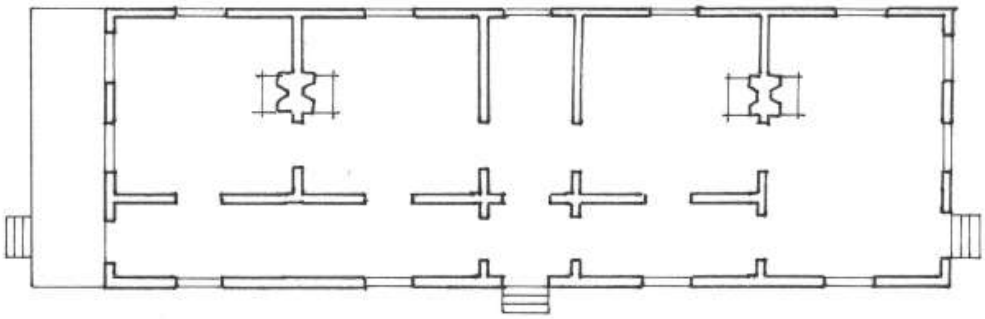
222 Napoleon Street, c. 1915

148 Napoleon Street, c. 1915



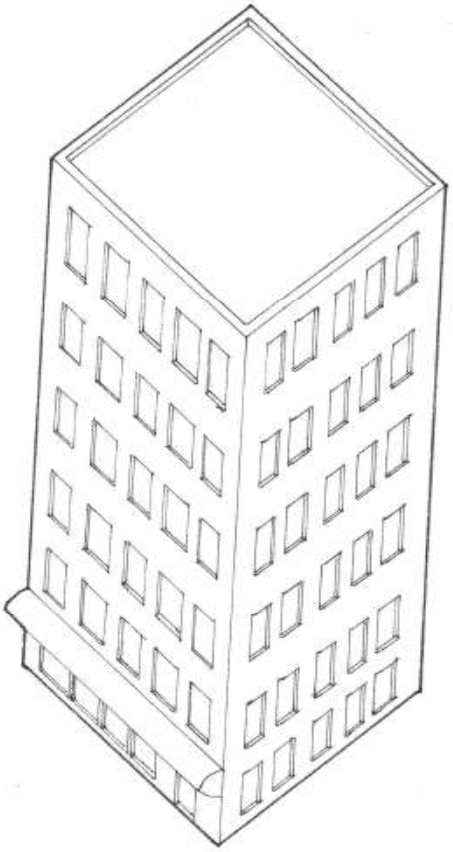
Common Features

- Typically 3-4 bays wide with one door to one side.
- Secondary side entrance
- Full-width front porch
- Detailed gable end
- Narrow width, long depth
- 1 stories, some with a camelback



ARCHITECTURAL FORMS

Office



The modern office building has been a hallmark of downtowns in the United States in the late-19th to early 21st centuries. Companies consolidate workers into these single-use buildings, sometimes with the ground floor as a commercial use. The typical office building is more than two stories, with a flat roof-line and a consistent form for each floor. Some office buildings taper off at higher floors. Variations of the office building include single-use and multi-use office buildings.

222 Saint Louis Street, c. 1978

Common Features

- Single-use, sometimes with bottom floor used commercially
- Flat roof-line
- Consistent form for each floor
- No gables, porches, or balconies, although sometimes a plaza is placed in front of the entrance
- More than two stories

300 North Boulevard, c. 2010

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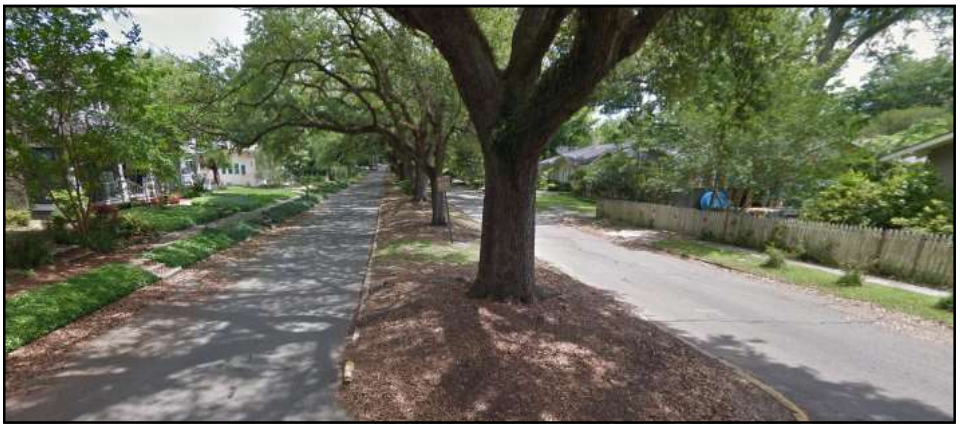
APPENDIX A

Local Districts

Drehr Place

Drehr Place was placed on the National Register in 1997 and became Baton Rouge's first Local Historic District in 2005. The name comes from Alvin Drehr's purchase of the roughly 40-acre site in 1919. With most of the houses built before the Great Depression, the Drehr Place Historic District is a well preserved neighborhood, and it well represents historic twentieth century architecture within Baton Rouge. Classical Revival/Colonial Revival and Craftsman/Bungalow appear in the greatest numbers, with a wide variety of examples in each category. Within this mixture are a few landmarks in styles such as Mediterranean/Spanish and Modernistic. The district is heavily shaded, with many mature live oaks that provide a wide canopy over the sidewalks and roads. Drehr Place also well represents the early 20th century "garden suburb" with its rear alleyways and relatively small lots.



The wide street layout and heavily shaded neutral ground show Drehr Place's garden suburb typical of the 1920's.

Italian Renaissance at 875 Drehr Avenue

APPENDIX A

Drehr Place Local Historic District

East Baton Rouge Parish

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Feet

August 17, 2020

APPENDIX A

Local Districts

Spanish Town

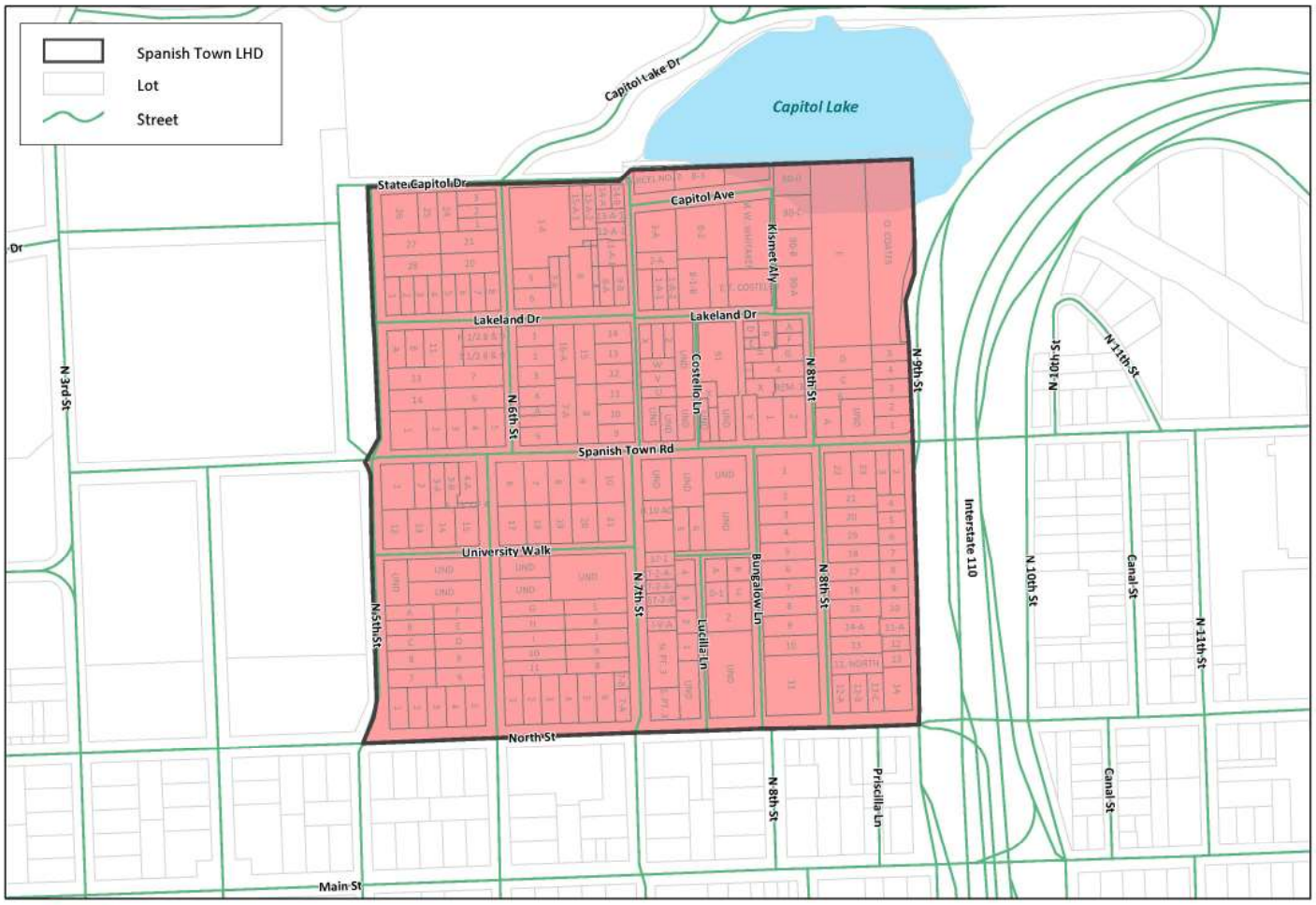
Spanish Town was placed on the National Register in 1978 and became a Local Historic District in 2008. Spanish Town is significant in the area of architecture and culture. Spanish Town was laid out in 1805 and is the oldest neighborhood in the City of Baton Rouge.

Its narrow intimate streets, its irregular block layout, and its high concentration of historic buildings give it the special character of a neighborhood which grew up before the age of the automobile. Spanish Town includes architectural styles dating back to 1823, including Greek Revival (notably the Stewart-Dougherty House), Queen Anne, shotgun houses, and craftsman bungalows.

Streetview of a block in Spanish Town on N Seventh steet highlights the narrow streets with large, downtown buildings in the back ground of the neighborhood.

Stewart-Doughtery House on North Street in Spanish Town.

APPENDIX A


Spanish Town LHD
Lot
Street
Capitol Lake Dr
Capitol Lake
State Capitol Dr
Capitol Ave
Kismet Av
Lakeland Dr
Lakeland Dr
N 3rd St
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Costello Ln
N 8th St
N 9th St
N 10th St
N 11th St
Spanish Town Rd
University Walk
N 5th St
N 7th St
Bungalow Ln
Lucilia Ln
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Interstate 110
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Canal St
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APPENDIX A

Local Districts

Beauregard Town

Beauregard Town is a nineteenth century historic district, with a small warehouse district known as “Catfish Town” located in the southwest corner along the Mississippi River. It is one of the oldest neighborhoods in Baton Rouge, platted by Elias Beauregard in 1806 and was placed on the National Register in 1980. The district’s boundary has been increased four times and now includes a number of museums, government facilities, offices and restaurants, along with the large residential areas of one and two story homes. The boundaries include surviving historic structures in the style of Queen Anne, craftsman and Classical Revival with narrow shaded streets that provide a walkable and scenic streetscape.

Streetview of Beauregard Town along Europe Street shows the narrow street layout typical of the neighborhood.

601 St. Joseph Street c. 1900 is one of many Queen Anne style buildings in Beauregard Town.

APPENDIX A

NATIONAL REGISTER DISTRICTS

1. Beauregard Town-1980

This district is significant for its historic architecture and community planning and development. Beauregard Town is a mix of residential, commercial and government buildings which serve the downtown area. The boundary has been expanded three times, the last in 2020

2. Downtown Baton Rouge-2009

This district largely follows Third Street as the entertainment and shopping corridor of Downtown Baton Rouge. Most of the buildings are two and three stories, with a number of “tall” buildings interspersed. More than half of the contributing buildings were built in the early 20th century.

3. Drehr Place-1997

Drehr Place became Baton Rouge’s first Local Historic District in 2005. The name comes from Alvin Drehr’s purchase of the roughly 40-acre site in 1919. It is significant in the areas of architecture and community planning and development.

4. Eddie Robinson Sr-2018

This district is an example of a predominately African American neighborhood, developed between the late-19th and mid-20th century during segregation, and as an important site for Civil Rights organizing during the 1950s and 1960s. The Electric Depot and Lincoln Theatre are located in the district.

5. Kleinert Terrace-1998

Kleinert Terrace is a residential district made up mostly of one and two-story buildings. The first houses were built in 1927, and contributing houses range in date up to 1947. Many more houses would be considered contributing now, as many houses in the district were built in the 1960s and 1970s.

6. Louisiana State University-1988

Louisiana State University’s Baton Rouge campus is the main campus of the university system. The historic campus, styled in an Italian Renaissance flair, was mostly built in the 1920s and 1930s. The centerpiece of the core campus is the 175-foot campanile, Memorial Tower.

7. Main Street-1985

The Main Street Historic District comprises 12 buildings in roughly two and a half blocks along Main Street. The buildings were mostly built in the late 19th and early 20th centuries. The district was a popular commercial strip in Baton Rouge’s early days, and still retains that commercial charm today.

8. Roseland Terrace-1982

Roseland Terrace is a mostly residential district in Baton Rouge’s Garden District. Roseland Terrace was originally developed in 1911 as a subdivision just east of the town of Baton Rouge. As Baton Rouge expanded around it, Roseland Terrace retained its contributing structures, dated from 1911 to 1930.

9. Southern University-1999

One of Louisiana’s two publicly-funded historically black colleges, Southern University was founded on Scott’s Bluff in North Baton Rouge. The district is significant for it’s history in education and ethnic heritage. The core campus dates to the early 20th century, and the National Register boundary was expanded in 2019.

10. Spanish Town-1978

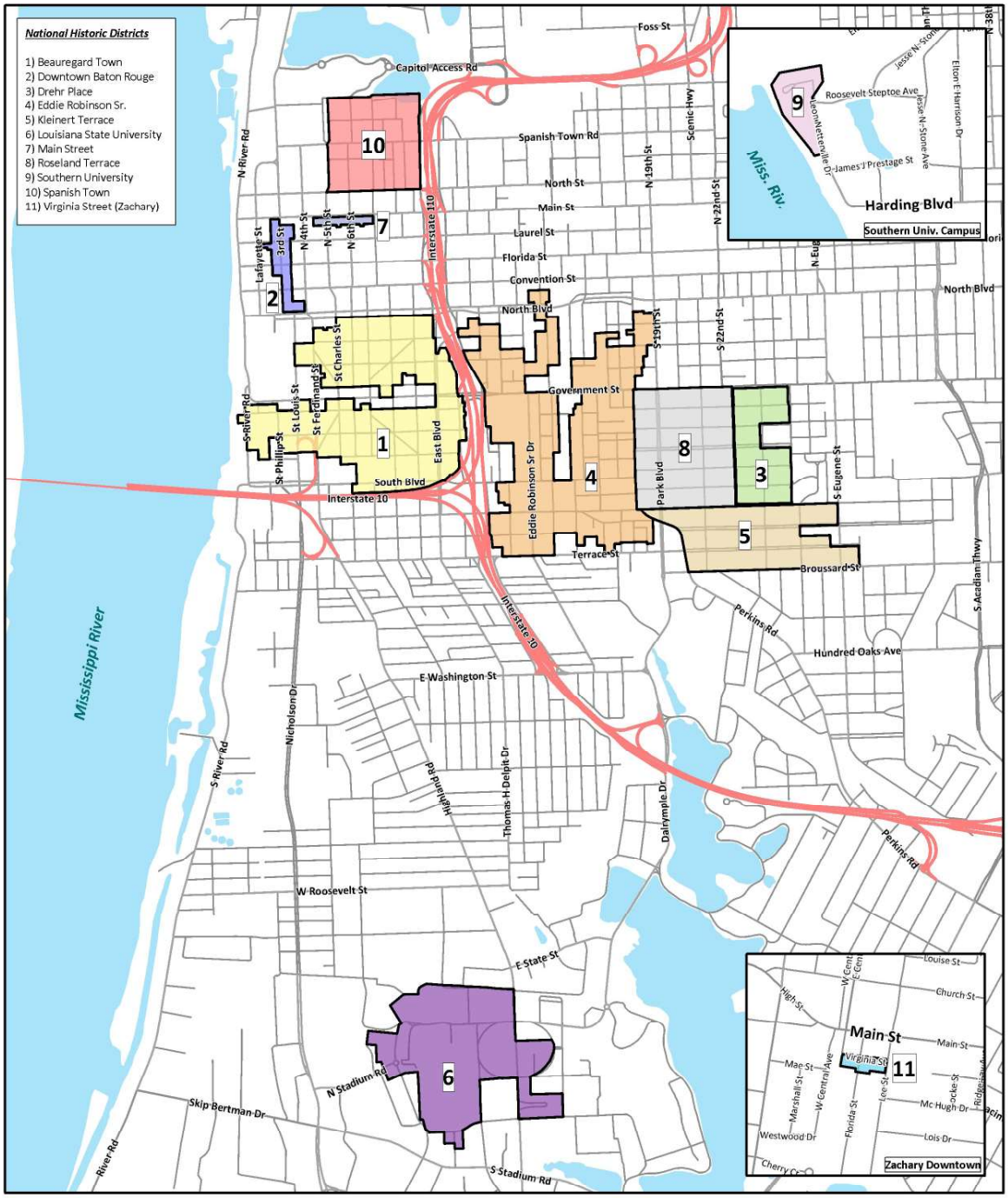
Spanish Town was laid out in 1805 and is the oldest neighborhood in Baton Rouge. This neighborhood was nominated for it’s architectural styles. Many styles date back to 1823 and include shotgun, Greek Revival and craftsman bungalows.

11. Virginia Street (Zachary)-2011

This district is located near the town’s railroad depot and consists of 5 contributing residences.

APPENDIX A

NATIONAL REGISTER DISTRICTS



National Register Historic Districts

East Baton Rouge Parish

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August 17, 2020

APPENDIX A

LOCAL HISTORIC LANDMARKS

Longwood Plantation

Longwood Plantation was placed on the National Register in 1983 and became a Local Historic Landmark in 2013. The main house is a two-story Greek Revival building built in a non-traditional "T" floor pattern. This antebellum style of architecture rarely survived within such an urbanized landscape. Historically, this site utilized slave labor to cultivate sugar.

Longwood Plantation (c. 1845)

Pastime

Pastime Restaurant and Lounge originally opened as Alesi's Grocery in 1920. Shortly after, the space was transformed into a lounge, with a dance floor and snack bar. The space has historically catered to a wide variety of customers, including students, industry workers, and politicans. Many out-of-state celebrities and politicians made sure to visit the lounge when in town. The space now operates as a more traditional poboy and pizza restaurant.

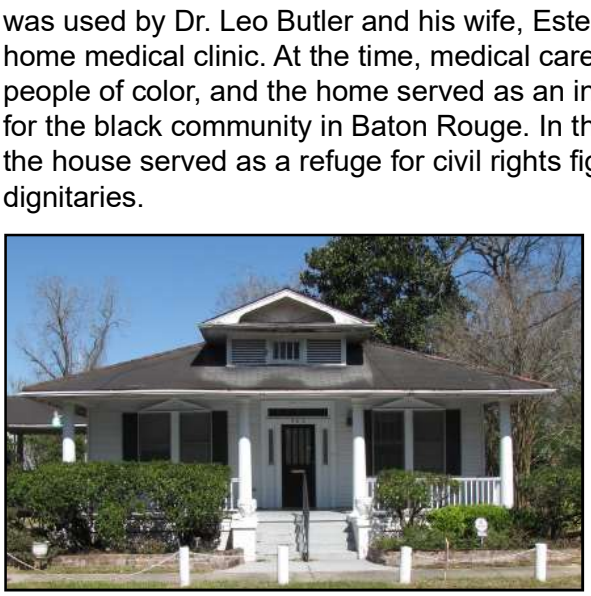
Pastime (c. 1920)

St. Joseph's Academy

Established in 1868, St. Joseph's Academy is the oldest continuously operating high school in Baton Rouge. St. Joseph's has been nominated as a Blue Ribbon School of Excellence four times, and it was one of only three schools in the country to be designated as a school of technology excellence by the U.S. Department of Education. The current campus, located in Mid City, was built in 1941.

Dr. Leo S. Butler House

Built between 1927 and 1928 in Old South Baton Rouge, the house was used by Dr. Leo Butler and his wife, Estelle Butler, as an in-home medical clinic. At the time, medical care was widely refused to people of color, and the home served as an indispensable resource for the black community in Baton Rouge. In the 1940s and 50s, the house served as a refuge for civil rights figures and visiting dignitaries.

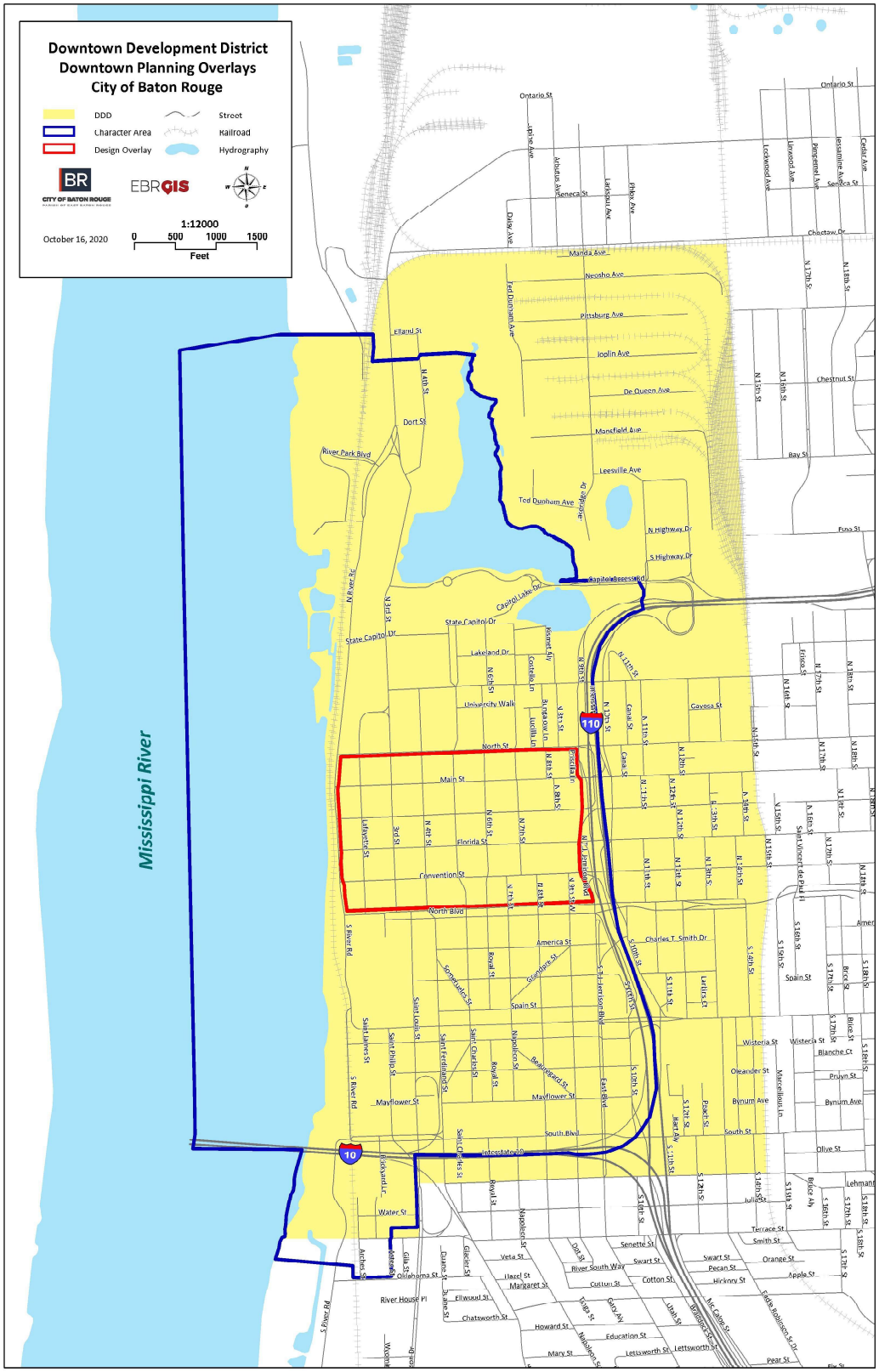


Dr. Leo S. Butler House (c. 1927)

St. Joseph's Academy (c. 1868)

APPENDIX A

DOWNTOWN BOUNDARIES



APPENDIX B

Definitions

APRON - A raised section of ornamental stonework below a window ledge, stone tablet, or monument.

ARCADE - A covered passageway with arches along one or both sides.

ARCH – A structure of wedge-shaped masonry blocks or formed concrete over an opening, constructed so as to hold together when supported only from the sides.

ARCHITRAVE - The lowest member of an entablature resting upon the capitals of columns and supporting the frieze.

ASHLAR – Masonry utilizing cut, squared stone.

ASHLAR JOINT STUCCO – Grooves cut into stucco to create the appearance of ashlar stone, commonly in a running bond pattern.

ATRIUM – An open court within a building.

AWNING - A roof-like structure or cloth covering extending over window or door openings to provide weather protection.

BALCONY - A platform projecting from a wall of a building, usually enclosed by a railing.

BALUSTER – A post or upright supporting a handrail.

BARGEBOARD – The finish board (often decorative) covering the projecting and sloping portion of a gable roof. In South Louisiana, it is historically wood that was removed from barges that were built up-river. Once the barges floated down-river, they were disassembled and the wood was used to build creole cottages in the early to mid-1800s.

BATTEN – A narrow strip of wood nailed over the vertical joints of boards to form board-and-batten siding.

BAY WINDOW - A window space projecting outward from the main walls of a building and forming a bay in a room.

BELT COURSE - also called a string course or sill course, is a continuous row or layer of stones or brick set in a wall.

BRACKET – A support element under eaves, balconies and other overhangs.

BRISE-SOLEIL - A fixed or movable device, such as a fin or louvre, designed to block the direct entrance of sun into a building.

BULKHEAD - A dividing wall or barrier seperating compartments.

BUTT – A joint which fastens boards end to end or edge to edge; also, a type of hinge allowing the door edge to butt into the jamb.

BUTTRESS – A vertical masonry or concrete support which projects from a wall.

CANTILEVER – A projecting beam or structural member anchored at only one end, such as on a balcony.

CAPITAL - The top member of a column or pilaster.

CARTOUCHE - An oval or oblong design with a slightly convex surface, typically edged with ornamental scroll-work.

CHAMFER – Beveled edge formed by removing the sharp corner of a material.

APPENDIX B

Definitions

COLUMN – A vertical supporting member, generally consisting of a base, shaft and capital.

COPING – The cap or top course of a wall.

CORBEL – A stepped coursing bracket to support weight above; also, projection of masonry from the face of a wall.

CORNICE – Molded projection of the roof overhang at the top of the wall.

CRESTING – A light, repeated ornament, incised or perforated, carried along the top of a wall, parapet or roof.

CRICKET – A small gable like roof structure used to divert water and debris from the intersection at sloping roofs and chimneys; also called a saddle.

CUPOLA – A spherical roof; a dome.

DENTIL - A small block used as a repeating ornament in the body of a cornice.

DORMER – A projection of a room built out from a sloping roof; “wall dormer” is the same place as the wall; a “roof dormer” rises from the slope of the roof.

EAVE – The lower edge or portion of roof that overhangs the walls.

ELEVATION - A particular side of a building. The primary is called a façade.

ELASTOMERIC PAINT - A high-build coating that is designed to protect masonry surfaces.

ENTABLATURE – A beam or board carried by columns. Usually divided into three major parts consisting: the architrave, frieze and cornice.

FAÇADE – The face or front elevation of a building.

FANLIGHT - A window, often semicircular, with radiating sash bans that is placed over a door or window.

FASCIA – Outside horizontal face or board on the edge of a roof or cornice.

FENESTRATION – The arrangement and sizing of doors and windows in a building.

FINIAL – An ornament at the top of a spike, gable or pinnacle.

FLASHING – Sheet-metal work used to prevent water from seeping into a building.

FRIEZE – A trim member or board below the cornice within an entablature; also, any sculptured or ornamental band in a building.

GABLE – The triangular shaped end wall of a gable-roof building.

GALLERY – A covered area protected from and extending along the face of a building and enclosed by posts or columns; also, a long porch.

HIP ROOF – A roof with four pitched sides, usually uniform in slope.

HYPHEN - An enclosed passageway that connects two detached buildings.

APPENDIX B

Definitions

JAMB – Vertical member of a door or window opening.

KNEE WALL – A low wall in an upper story resulting from one and one-half story construction.

LATTICE – Grill work made by crossing or interacting small wooden strips.

LIGHTS - Another word for a window pane.

LIGHT WELL or LIGHT TUBE - An unroofed external space provided within the volume of a large building to allow light and air to reach what would otherwise be a dark or unventilated area.

LINTEL – A horizontal support over a window, door or gate opening.

LOGGIA – A covered area open on at least one side but enclosed within or a part of a building.

LOUVER – Slatted grill work which ventilates while providing privacy and protection from rain or light.

MODILLION - A projecting bracket under the corona of a cornice in the Corinthian and other orders.

MOLDING – A continuous narrow decorative strip that is either carved into or applied to a surface for ornamentation.

MULLION – A small bar separating the glass lights within the sash of a multi-pane window.

MUNTIN – A vertical structural support member between a series of windows.

PARAPET – A low wall or railing at the edge of a roof and extending above roof level.

PEDESTAL - The base or support on which a statue, obelisk, or column is mounted.

PEDIMENT – A wide low-pitched gable above a portico or door.

PERGOLA – An open, structural framework over an outdoor area, usually covered with vines to form an arbor.
PIER – A masonry support to support the floor framing.

PILASTER – A rectangular pier attached to a wall to strengthen the wall; also, a decorative column attached to a wall.

PITCH – The slope of a roof, usually expressed as a ratio of vertical rise to horizontal distance.

PORCH – A covered structure at an entrance to the building.

PORTICO – A major porch, with a pedimented roof supported by columns, also, a roofed space enclosed by columns.

PURLIN - A horizontal beam along the length of a roof, resting on a main rafter and supporting the common rafters or boards.

QUOIN - Any of the stones or bricks forming an external angle of a wall or building; a cornerstone.

QUATREFOIL - An ornamental design of four lobes or leaves as used in architectural tracery, resembling a flower or four-leaf clover.

RAIL - A bar or series of bars, typically fixed on upright supports, serving as part of a fence or barrier or used to hang things on.

APPENDIX B

Definitions

RAILING - A fence or barrier made of rails.

RAFTER – An inclined structural roof member sloping from the ridge to the eaves, establishing the pitch, the ends, or “tails”, of which may be left exposed or covered.

REVEAL – The side of an opening of a window or door visible from the outside.

RIDGE – The highest point or crest of a roof.

RISE – The vertical height of a roof or stairs.

RUSTICATION - Masonry in which the face of each stone or surface is textured or given distinction.

SASH – An individual frame into which glass is set; also, the movable part of a double hung window.

SHAKE – A hand-split wood shingle.

SHINGLE - A rectangular tile of asphalt composite, wood, metal, or slate used on walls or roofs.

SHUTTER - A solid or metal mesh window covering used for light control, privacy, security, protection against weather, and to enhance the aesthetics of a building.

SIDELIGHT - A narrow window or pane of glass set alongside a door or larger window.

SILL – The horizontal member below a window or door; also, the lowest structural member that rests on the foundation

SOFFIT – The underside of an overhang such as the eave, a second floor, or stairs.

SPINDLE - Cylindrically symmetric shaft, usually made of wood or metal for railing on a porch or decoration in trim.

STILE – A vertical framing member of a panel door.

STORM SHUTTERS - Also known as Hurricane shutters, are used to prevent windows from being broken by flying objects during a storm.

TRANSOM - A bar of wood or stone across the top of a door or window, or the window above such a bar.

TRIM - Additional decoration, typically along the edges of an opening or other feature and in contrasting color or material.

TURRET – A small, slender tower, usually set at the corner of a building and often circular in shape.

VALLEY - The straight lines formed when two different planes of the roof meet.

WATER TABLE – A horizontal band visually separating the building from the foundation; also, a horizontal member extending from a wall to throw rain water away from the surface.

APPENDIX C

Paint

The HPC does not regulate paint color. The following items are mentioned to help property owners select an appropriate color scheme to compliment the neighborhood:

1. Original materials such as brick and stone that are unpainted should remain unpainted.
2. Preserve and protect original exterior building surfaces and site features that were painted by maintaining a sound paint film.
3. While color does not affect the actual form of a building, it can dramatically affect the perception of the building and the district. A color scheme that reflects the historic style of the building is preferred.
4. For a newer building in a historic district, a color scheme that complements the historic character of the district should be used.
5. Consider using the original color scheme, which can be discovered by carefully scraping back paint layers with a pen knife or hiring professional help.
6. An alternative is to use colors that were typical in the past, and to create a new color scheme.
7. Avoid using too many colors on a structure. No more than three major colors should be used.
8. The color of trim and decorative detailing on a building should contrast with the wall paint color; i.e. light colored buildings should have darker trim, and dark colored buildings should have lighter trim. The detailing and the trim should not be painted the same color as the walls unless this was the original color scheme.
9. For color suggestions, consult historic paint color collections available at many paint or hardware stores.
10. Elastrometric coatings are discouraged, as they lock in moisture and damage historic material.
11. When a new element is added to a historic structure, the paint scheme should compliment that of the historic structure.

302 Grandpre Street, c. 1920

353 Napoleon Street, c. 1915

APPENDIX D

Porch Enclosures

A porch enclosure, when done in a complimentary fashion to the historic structure, can be an appropriate alteration. The key is to retain the character-features/identity of the porch. It is also important to consider the importance of the porch to the façade of the house. If the porch is a main historical feature of the house, it would likely not be recommended to fully enclose it. If the porch is secondary to the house, or if it is on the side of the house, a transparent enclosure may be appropriate. Porches are intended to be inviting, and they should stay as such. If a porch is to be enclosed consider the following:

1. Historic features, such as columns or entrances, should not be concealed.
2. The enclosure should be transparent, with plenty of space for natural light and air circulation.
3. The enclosure should be made in a complimentary, yet modern style to the house, and shouldn't replicate or mimic a historic style.

Every porch has a different context and importance in relation to the house and should be analyzed on a case by case basis. Some porch enclosure recommendations may differ within BeauregardTown, depending on the architectural features and historical context to the main structure and district.

Reference to NPS Standards[23]

For more information on porch enclosures, see Preservation Brief 45: *Preserving Historic Wood Porches.*

Recommended: 255 Napoleon, c. 1920 Wood louvered panel wall screen maintains historic columns, is moden in design and can be easily removed without damaging the main structure.

Recommended: 735 East Street, c. 1925 an enclosure using Arts and Crafts details but distinctly different from the siding and columns are visible. New landscaping softens the addition.

Recommended: 603 Mayflower Street, c. 1920 screened in porch with a wood enclosure that has a simple Arts and Crafts sytle and approriate sized muntins.

Recommneded: 835 Louisiana Avenue, Pre-1898 has transparent enclosures to both the porch and balcony. All historic features such as rafters, cornices, balusters and columns remain visible.

APPENDIX E

Historic Plant Material

Typical Plant material found in Historic Gardens

Trees:

*Live Oak	*Quercus virginiana*
*Bald Cypress	*Taxodium Distichum*
*Southern Red Oak	*Quercus falcata*
*Cherrybark Oak	*Quercus falcata "Pagodaefolia"*
*Willow Oak	*Quercus phellos*
*Southern Magnolia	*Magnolia grandiflora*
*Pecan	*Carya illinoensis*
Crape Myrtle	*Lagerstroemia indica*
Japanese Magnolia	*Magnolia soulangeana*
Windmill Palm	*Trachycarpus fortunei*

Shrubs:

Indica Azalea	*Rhododendron indicum*
Camellia	*Camellia japonica*
Sasanqua	*Camellia sasanqua*
Sweet Olive	*Osmanthus fragrans*
Banana Shrub	*Michelia figo*
*Cherry Laurel	*Prunus caroliniana*
Burford Holly	*Ilex cornuta "Burfordii"*
Sago	*Cycas revoluta*
Philodendron	*Philodendron selloum*

Ground Covers & Vines:

Cast Iron Plant	*Aspidistra elatior*
Liriope	*Liriope muscari*
Monkey/Mondo	*Grass Ophiopogon japonicus*
English Ivy	*Hedera helix*
*Louisiana Iris	*Iris fulva, brevicaulis, giganticaerulea, hexagona, nelsonii and hybrids*
Ajuga	*Ajuga reptans*
Carolina Jessamine	*Gelsemium sempervirens*

**Native Plant Material is always preferred*

COA's are not required for removing invasive trees such as Tallow and Chinese Mulberry. Please contact the Planning Commission for determinations on invasive species.

APPENDIX F

Ball Moss

Over the last several years, ball moss has been increasingly colonizing in crape myrtles, live oaks and magnolias throughout areas of Baton Rouge. Historic areas have been hit harder than others such as the LSU campus, Spanish Town, Beauregard Town and Downtown.

According to information from the LSU AgCenter, ball moss (Tillandsia recurvate) is an epiphyte and also referred to as an “air plant” because no soil is needed for the plant to thrive[24]. Ball moss attaches itself mainly to surfaces on trees and shrubs, but also on fences, walls and utility poles. It is not classified as a parasitic plant since it does not take nutrients from the trees but heavy infestations break small twigs and block new growth on branches. Without new growth, a tree cannot sustain its energy requirements and can cause a decline in health. Trees in urban areas already face harsh conditions from heat islands and lack of root space.

Fortunately ball moss is slow growing, taking 4 years to produce seeds. Removing small growths by hand as they first appear is the best defense. If there is a heavy infestation and removing by hand is not sensible, a baking soda solution can be applied. LSU Agcenter and Baton Rouge Green both recommend this method as a cost effective, non-toxic approach to treating ball moss. This will slowly dry out the ball moss, which will remain attached to the tree but with a black appearance once it dies. Trees with heavy infestation, greater than fifty percent of the canopy, may need more than one application.

Another method of removal involves spraying a copper based fungicide. This method must done by a licensed professional such as an arborist or landscape contractor with a sprayers license since copper can be toxic and improper application can injure the tree.

2008 Street View No ball moss

2020 ball moss covering canopy

CONTACT INFORMATON

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1100 Laurel Street
Baton Rouge, LA 70802
(225) 389-3144
www.brla.gov/pc

Department of Development
(Urban Forestry Division)
222 Saint Louis Street
Baton Rouge, LA 70802
(225) 389-3160
www.brla.gov/456/Development

State Historic Preservation Office
1051 North 3rd Street, Room 405
Baton Rouge, LA 70802
(225) 342-8160
www.crt.state.la.us/cultural-development/historic-preservation/index

Build Baton Rouge
620 Florida Street, Ste. 110
Baton Rouge, LA 70801
(225) 387-5606
buildbatonrouge.org

Downtown Development District
247 Florida Street
Baton Rouge, LA 70807
(225) 389-5520
downtownbatonrouge.org

Spanish Town Civic Association
PO Box 3282
Baton Rouge, LA 70821
historicspanishtown@gmail.com
www.spanishtownbr.org

Garden District Civic Association
PO Box 4113
Baton Rouge, LA 70821
gdcabr@gmail.com
gdcabr.org

Beauregard Town Civic Association
PO Box 4044
Baton Rouge, LA 70821
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Baton Rouge Green
2241 Christian Street
Baton Rouge, LA 70808
(225) 381-0037
batonrougegreen.com

Preserve Louisiana
502 North Boulevard
Baton Rouge, LA 70802
(225) 387-2464
preserve-louisiana.org

Unified Development Code: www.brla.gov/706/Unified-Development-Code

Beauregard Town Historic District Survey: www.brla.gov/692/News

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